

MABGATE CONSERVATION AREA APPRAISAL  
AND MANAGEMENT PLAN

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**Bev Kerr**

On behalf of Purcell ©  
29 Marygate, York YO30 7WH  
[Beverley.kerr@purcelluk.com](mailto:Beverley.kerr@purcelluk.com)  
[www.purcelluk.com](http://www.purcelluk.com)

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# How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

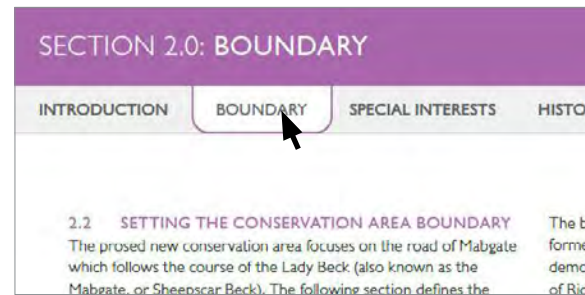
## Contents

The contents page allows users to navigate directly to the required section by clicking on the section heading.

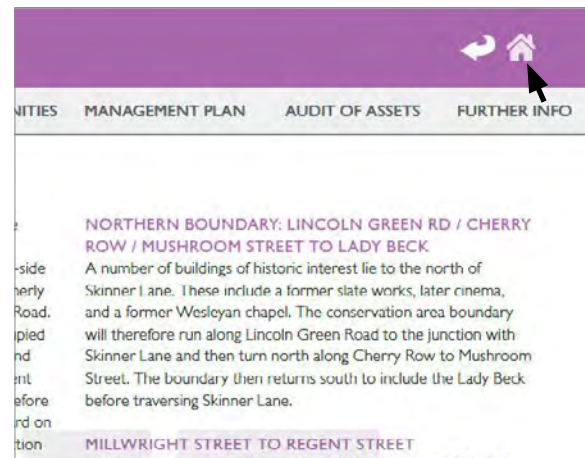
<b>1.0 INTRODUCTION</b>	<b>06</b>
1.1 What Is A Conservation Area?	06
1.2 What Does Conservation Area Designation Mean?	06
1.3 What Do These Terms Mean?	06
1.4 Planning Legislation, Policy and Guidance	06
1.5 Purpose And Scope of this Caamp	07
1.6 Consultation and Engagement	08
<hr/>	
<b>2.0 BOUNDARY</b>	<b>09</b>
2.1 Location of the Proposed Mabgate Conservation Area	09
2.2 Setting The Conservation Area Boundary	10
<hr/>	
<b>3.0 SUMMARY OF SPECIAL INTEREST</b>	<b>12</b>
<hr/>	
<b>4.0 HISTORIC DEVELOPMENT</b>	<b>13</b>
4.1 Early History	13
4.2 18th Century	14
4.3 19th Century	15
4.4 Early 20th Century	17
4.5 Post-War	18
4.6 Historic Development	19
4.7 Map Progression	20

## Navigation

The buttons along the top of each page allow you to jump to a specific section. Once you've clicked on a section, it becomes highlighted so you know which section you are in.



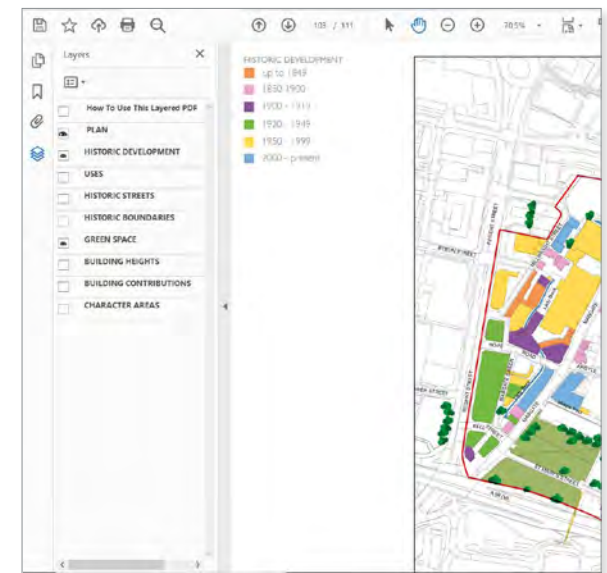
You can also use the buttons in the top right hand corner to jump to the contents or back to the page you were previously on.



## Plans

When you see this icon, click to see a version of the plan with layers that can be switched on and off to show different mapping elements (located in [Appendix B](#)).

To return to the page you were previously on, click the back button in the top right hand corner of the page.

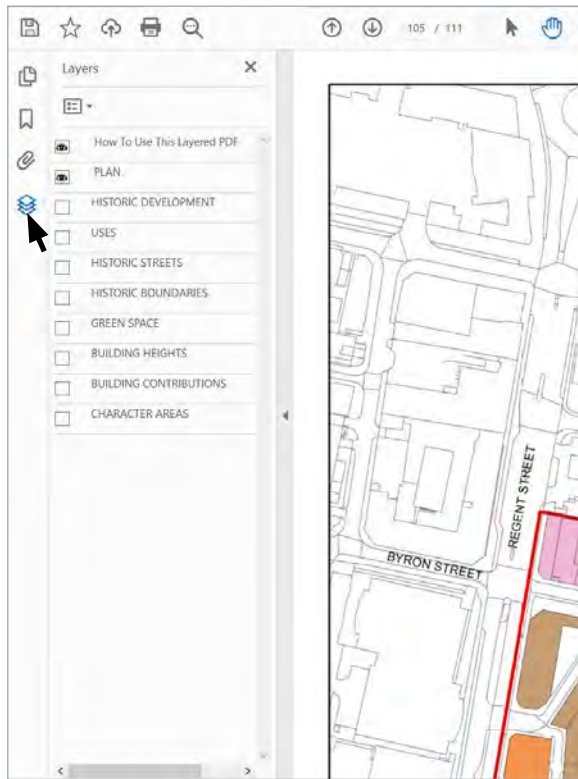


## How to Use the Layered PDF in Appendix B

The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other.

### Opening the Layers Panel

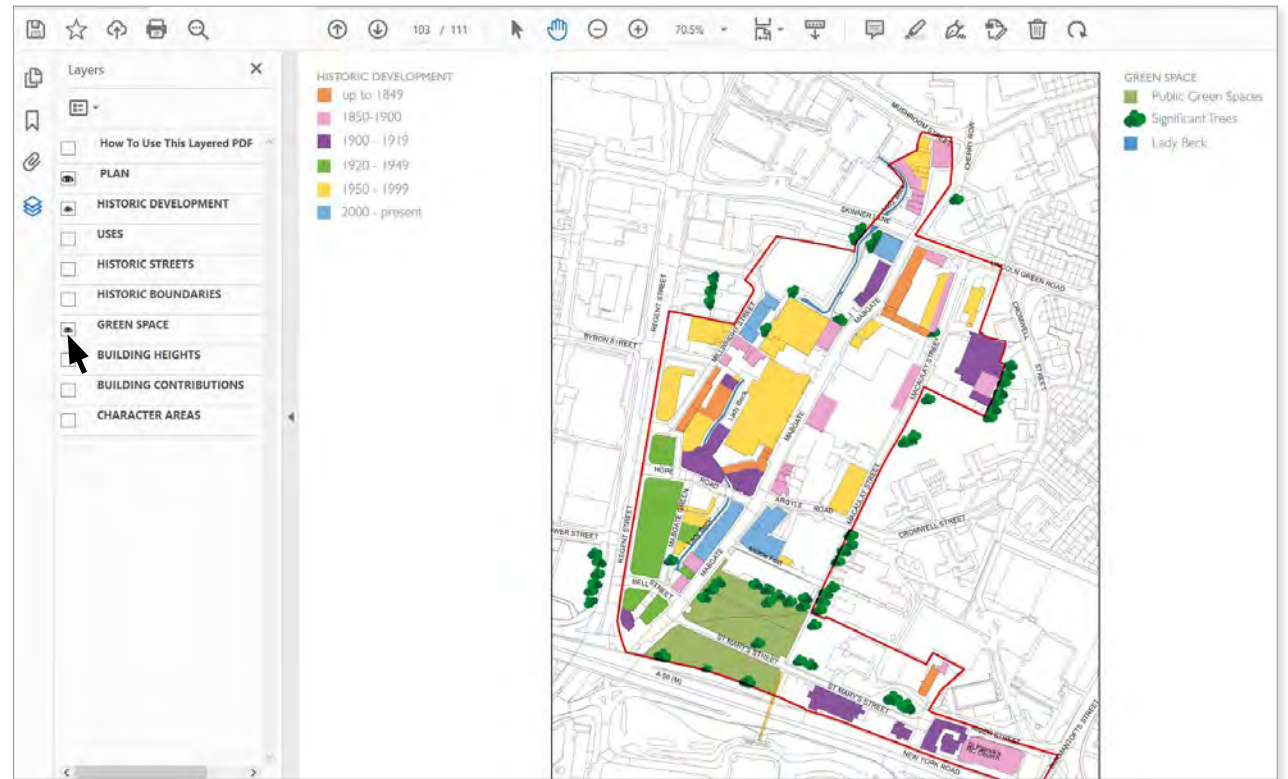
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



### Viewing Different Layers

Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

*Switching on a layer to view that part of the map*



# MABGATE: CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## CONTENTS

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<b>1.0 INTRODUCTION</b>	<b>06</b>	<b>5.0 CHARACTER ASSESSMENT</b>	<b>23</b>	<b>7.0 MANAGEMENT PLAN</b>	<b>76</b>
1.1 What is a Conservation Area?	06	5.1 Topography and Geology	23		
1.2 What Does Conservation Area Designation Mean?	06	5.2 Setting	24		
1.3 What Do These Terms Mean?	06	5.3 Archaeology	25	<b>8.0 METHODOLOGY, FURTHER INFORMATION AND SOURCES</b>	<b>83</b>
1.4 Planning Legislation, Policy and Guidance	06	5.4 Townscape and Spatial Analysis	26		
1.5 Purpose And Scope of this Caamp	07	5.5 Architecture	35		
1.6 Consultation and Engagement	08	5.6 Character Areas	43	<b>9.0 GLOSSARY</b>	<b>85</b>
		5.7 Views	64		
<b>2.0 BOUNDARY</b>	<b>09</b>				
2.1 Location of the Proposed Mabgate Conservation Area	09	<b>6.0 CHALLENGES AND OPPORTUNITIES</b>	<b>68</b>	<b>APPENDICES</b>	
2.2 Setting The Conservation Area Boundary	10	6.1 Building Condition, Vacancy and Negative Buildings	68	A: Audit of heritage assets	86
		6.2 Public Realm and Green Space	69	B: Interactive Map	104
		6.3 New Development	72		
<b>3.0 SUMMARY OF SPECIAL INTEREST</b>	<b>12</b>	6.4 Engagement With Mabgate's Heritage	72		
		6.5 Unsympathetic Alterations	73		
		6.6 Connectivity	74		
<b>4.0 HISTORIC DEVELOPMENT</b>	<b>13</b>	6.7 Inactive Street Frontages	75		
4.1 Early History	13				
4.2 18th Century	14				
4.3 19th Century	15				
4.4 Early 20th Century	17				
4.5 Post-War	18				
4.6 Historic Development	19				
4.7 Map Progression	20				

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## 1.1 WHAT IS A CONSERVATION AREA?

A conservation area is defined as an 'area of special architectural or historic interest the character or appearance of which is it desirable to preserve or enhance.'<sup>01</sup>

Designation of a conservation area recognises the unique quality of that area as a whole. This quality comes not only from individual buildings and monuments but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity and sense of place.

## 1.2 WHAT DOES CONSERVATION AREA DESIGNATION MEAN?

To protect and enhance conservation areas, any changes that take place must conserve, respect or contribute to the character and appearance which makes the conservation area of special interest. In order to ensure this, Development Rights exist within conservation areas. In practice, this means that Planning Permission is needed for works which materially affect the external appearance of a building or feature.<sup>02</sup> The restrictions include those relating to demolition, new openings and some types of extension. In addition, works to trees are also controlled. Further details can be found in the [Management Plan](#) of this document.

<sup>01</sup> Section 69 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>02</sup> Permitted Development Rights, as defined by *The Town and Country Planning (General Permitted Development) (England) Order 2015*, are works which can be undertaken without the need to gain Planning Permission.

## 1.3 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the [Glossary](#).

## 1.4 PLANNING LEGISLATION, POLICY AND GUIDANCE

Planning legislation, policy and guidance is utilised when considering development or other changes within Leeds's conservation areas. This is to ensure that proposals seek to preserve or enhance an area's character and appearance, including its setting.

The primary legislation governing conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act defines what a conservation area is and is the legislative mechanism for ensuring their preservation and enhancement.

The National Planning Policy Framework (2021) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (paragraph 190). Government guidance on the historic environment is found within the relevant section of the National Planning Practice Guidance.

Leeds City Council's Adopted Local Plan sets out the council's vision and strategy for the area until 2033, guiding development within the city, including policies and guidance for protecting and enhancing the historic environment including conservation areas. Policy P11 specifically relates to conservation and states that 'locally significant undesignated assets and their settings, will be conserved and enhanced, particularly those elements which help to give Leeds its distinct identity; specifically

- the Victorian and Edwardian civic and public buildings, theatres, arcades, warehouses and offices within the City Centre and the urban grain of yards and alleys
- the nationally significant industrial heritage relating to its textile, tanning and engineering industries, including its factories, chimneys and associated housing

Whilst the new Local Plan is developed, the Adopted Local Plan also contains a number of saved policies from the Unitary Development Plan which relate to conservation areas: These are

- N18A** CONSERVATION AREAS AND DEMOLITION
- N18B** CONSERVATION AREAS AND DEMOLITION
- N19** CONSERVATION AREAS NEW BUILDINGS
- N20** CONSERVATION AREAS AND RETENTION OF FEATURES
- BC7** DEVELOPMENT IN CONSERVATION AREAS
- BC8** DEMOLITION OF BUILDINGS IN CONSERVATION AREAS.<sup>03</sup>

<sup>03</sup> <https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan>

In addition to these legislative and policy requirements, this CAAMP has been prepared in line with the following best practice guidance published by Historic England, the public body who manage the care and protection of the historic environment:

- Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Second Edition) (February 2019)
- Conservation Principles, Policies and Guidance (April 2008)
- The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition) (December 2017)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (October 2019)

Historic England have additional information in regard to the historic environment, including caring for and making sensitive changes to historic buildings see the ['Further Information and Sources'](#) section of this document for more information.

Leeds City Council has also produced further guidance documents relating to specific topics such as shopfronts and advertising. See the Section ['Further Information and Sources'](#).

### 1.5 PURPOSE AND SCOPE OF THIS CAAMP

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities 'formulate and publish proposals for the preservation and enhancement' of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.<sup>04</sup>

The proposals are normally presented in the form of a CAAMP, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change, by changes to their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which development applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place. Furthermore, our understanding or appreciation of what is special about an area can change over time, meaning that it is important to review the boundaries of conservation areas and include / exclude buildings and spaces which do / do not contribute to and reinforce the conservation area designation.

Although this CAAMP is intended to be comprehensive, the scale and complexity of the conservation area means that specific mention cannot be made of every building or feature. The omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the conservation area. The protocols and guidance provided in the [Management Plan](#) are applicable in every instance.

The assessments which provide the baseline information for this CAAMP have been carried out utilising publicly available resources and thorough on-site analysis from the publicly accessible parts of the conservation area.

<sup>04</sup> Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990



## 1.6 CONSULTATION AND ENGAGEMENT

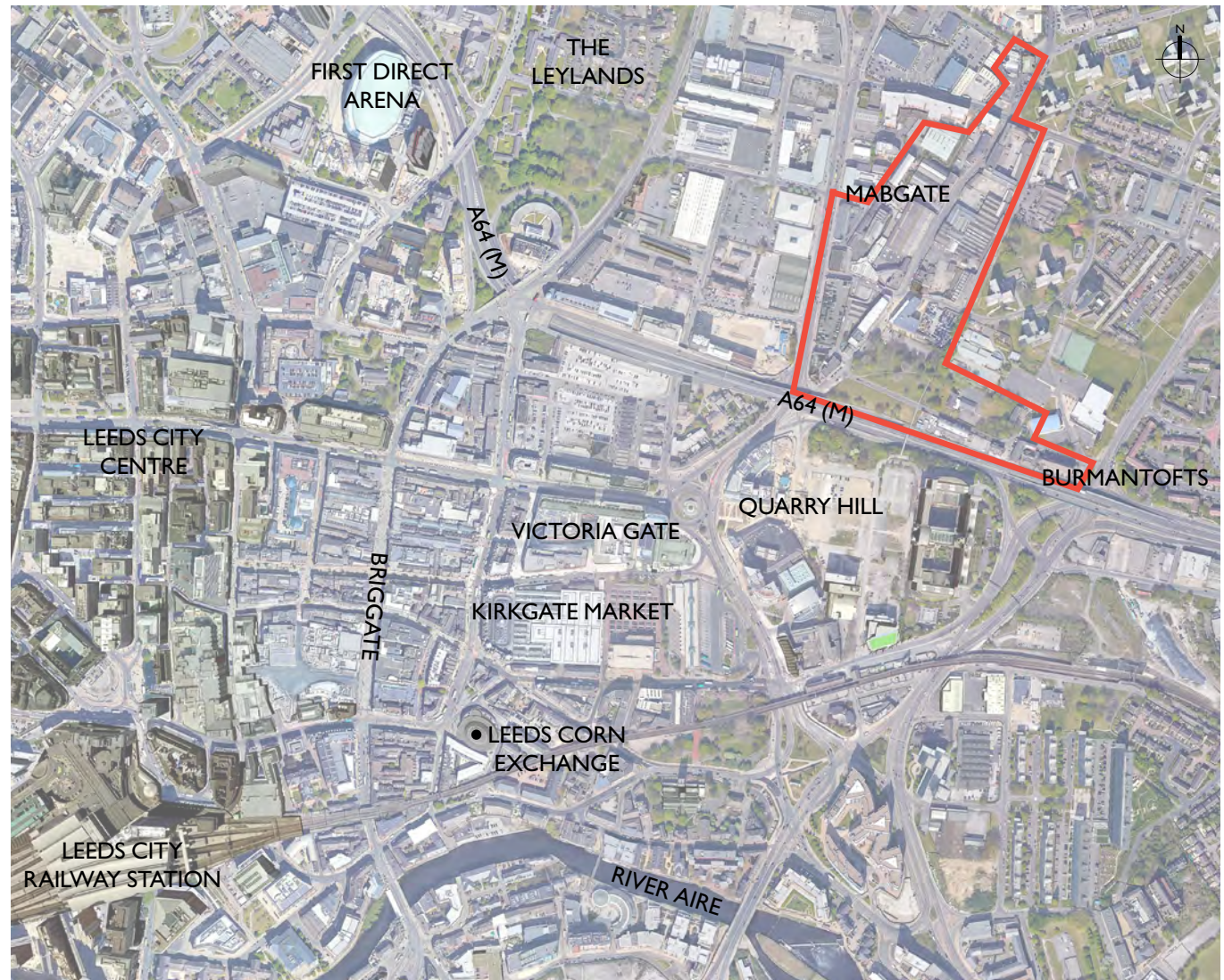
The consultation period was open from 1st April 2022 until 22nd April 2022. During this period, a draft version of the Mabgate Conservation Area Appraisal was made available on the Leeds City Council's website. Additionally, a leaflet drop was also made to all households and businesses affected by the proposed new conservation area. Also a public meeting was held at 6.00pm on Tuesday 12th April at MAP Charity, Hope House in Mabgate.

All comments or suggestions submitted during this period were considered. Where appropriate, changes were incorporated into this version of the report which was submitted to Leeds City Council's Planning Committee for consideration.



## 2.1 LOCATION OF THE PROPOSED MABGATE CONSERVATION AREA

The inner city area of Mabgate lies to the north-east of the City Centre of Leeds. Historically an area of industry and back-to-back housing, the area has seen dramatic changes in the 20th century through the loss of its traditional industries and through slum clearances. The main focus of the area is the street of Mabgate, after which the area was named, and where the key buildings formerly associated with Mabgate's industries are located. The proposed conservation area is bounded to the west by Regent Street; to the north by Mushroom Street; to the east by Macaulay Street and to the south by the Inner Ring Road of New York Road (A64(M)).



Location of the proposed Mabgate Conservation Area (© GoogleEarth 2021)

## 2.2 SETTING THE CONSERVATION AREA BOUNDARY

The proposed new conservation area focuses on the road of Mabgate which follows the course of the Mabgate Beck (also known as the Lady Beck, or Sheepscar Beck). The following section defines the conservation area boundary and explains the logic behind the course of the boundary which aims to contain within it all features of special interest. The description starts on the western boundary, moving anti-clockwise:

### REGENT STREET

The western boundary follows the line the Regent Street (including the pavement on the eastern side) from below the petrol station to the flyover of New York Street (A64(M)). This is an obvious western termination for the conservation area. The eastern side of Regent Street is characterised by a number of buildings from the 1930s and 40s which were related to the car industry and the ready-made clothing industry. The boundary also takes in the derelict former Yorkshire Bank at the junction of Regent Street and Mabgate before turning south-east.

### ST MARY'S STREET

The boundary continues to the south of St Mary's Street besides the flyover of New York Road which was formerly lined with back-to-back housing but is now a rare green space. The boundary continues in a line to include buildings of merit along St Mary's and Rider Street, including the former school and the former St Patrick's catholic church. These buildings were originally built to face southwards onto the highway, with their backs to St Mary's Street, and can be appreciated more from the Inner Ring Road.

The boundary returns along Rider Street where it takes in the former neo-Gothic Sunday School and vicarage of the now demolished St Mary's Church. They are situated on the north-side of Rider Street along the truncated St Mary's Lane which formerly ran north-south between Quarry Hill/York Road and Argyle Road. The site of St Mary's Church, demolished in 1979, is now occupied by the modern buildings of the Leeds Society for Deaf and Blind People. The site has some historic interest and is in a prominent location within the conservation area. The boundary will therefore include this area and follow the stone wall of former churchyard on its northern side, turning north along the footpath to the junction of Argyle Road and Macaulay Street.

### MACAULAY STREET

Macaulay Street is dominated to the east by post-War high-rise flats, and the rear walls and derelict buildings of the former Hope Foundry site. Whilst the street has the character of a back lane it also contains a number of historic buildings on both sides; therefore, the boundary runs along the grass verge on the east side of Macaulay Street to Ralls's Gym and Mabgate Motors where it turns east and north around the rear of these properties. Rall's Gym and Mabgate Motor's occupy a series of former industrial buildings from the 19th and 20th century with the base of one chimney and lower part of another still extant. The boundary also takes in the post-war electricity substation of some architectural merit on the eastern-side of Macaulay Street.

### NORTHERN BOUNDARY: LINCOLN GREEN RD / CHERRY ROW / MUSHROOM STREET TO MABGATE BECK

A number of buildings of historic interest lie to the north of Skinner Lane. These include a former slate works, later cinema, and a former Wesleyan chapel. The conservation area boundary will therefore run along Lincoln Green Road to the junction with Skinner Lane and then turn north along Cherry Row to Mushroom Street. The boundary then returns south to include the Mabgate Beck before traversing Skinner Lane.

### MILLWRIGHT STREET TO REGENT STREET

Although subject to modern residential development, Millwright Street is of interest with a number of buildings of heritage value including the 19th century buildings of Byron Street Mills. At its northern end is a vacant site formerly occupied by Leeds City College where there are also open views from Regent Street across to Mabgate. The vacant site will be included within the boundary of the conservation area to ensure it is sensitively redeveloped. The boundary then runs on the western side of the street and turns to take in the inter-war building at the junction of Byron Street and Regent Street, formerly known as Sandhurst House; the boundary runs to the north of this property to exclude the Shell petrol station before returning to Regent Street.



Mabgate's special interest is derived from both its architectural interest and its historic interest, which are manifested through its appearance and character.

Mabgate is significant historically for its part in the development of modern Leeds and has a rich and diverse history. Like many areas of Leeds, Mabgate was founded on industry with the local water course, the Mabgate Beck, attracting a number of heavy industries including a foundry, textile mills and chemical works. This in turn saw the development of large areas of worker's housing and associated buildings such as public houses, schools and churches. Challenges came in the 20th century with the failing of core industries, clearance of large swathes of slum housing, replaced by high-rise developments, and the establishment of an inner ring road. Today, Mabgate is home to a growing independent creative arts scene, a variety of businesses and independent retailers as well as a new college campus further strengthening the area's learning offer.

Mabgate's special significance lies in the following:

- It is illustrative of Leeds' growth and success in the 19th century through textile and related industries.
- Mabgate is illustrative of the development of early worker's housing (in the form of folds) and later back-to-back developments which can be traced in existing street patterns and are represented in fragmentary form by the former public houses of the City of Mabgate Inn, the Black Horse Pub and the adjacent former worker's cottage.
- Mabgate (the street) forms the backbone of the conservation area, retaining much of its industrial character. The area retains a number of key industrial buildings including the Grade II listed Hope Foundry, Mabgate Mills and Byron Street Mills.
- Remnants of the Hope Foundry complex remain on the eastern side of Mabgate, although in fragmentary form they are an eclectic mix of ages and styles reflecting the evolution of the site.
- Hope Foundry gateway is illustrative of the fashion for neo-classical architecture, specifically Greek Doric which was popular in the early 19th century. Hope House is typical of the early 20th century Baroque Revival style. Both are expressions of wealth and provide a sense of reliability of the foundry's brand. The monumental gateway expresses power and strength appropriate for a foundry working in metals.
- As a source of water and power, the Mabgate Beck attracted much early industry to the area and was highly instrumental in Mabgate's development. Like many of the watercourses which flow through Leeds, it has been diverted and culverted. It remains visible through much of the area and has significant potential as a green corridor.
- Mabgate and its setting are representative of the slum clearances of the early and mid-20th century and their replacement with high rise housing in the 1960s.
- St Mary's churchyard, also known as the Cholera Graveyard, is a rare green space. Associated with the demolished church, the stone boundary walls, steps and grave markers are reminders of Mabgate's past inhabitants.
- The character of St Mary's retains an almost complete set of ecclesiastical and related buildings. Whilst St Mary's church has been lost, the former vicarage and two schools remain. St Patrick's church served the RC community for over 100 years and survives along with its presbytery, convent and the community rooms, although all have been adapted to new uses.
- Regent Street is an important illustration of the city's reimagining of itself through sleek modern architecture, connected with the emerging motor industry. It has a unified frontage of distinctive two-storey inter-war buildings of brick and render with Streamline Moderne and Art Deco characteristics.
- Mabgate's special interest is also derived from a growing education and independent arts scene which continues to add to its unique identity; these organisations have given a number of Mabgate's historic buildings viable new uses.

This section provides a brief summary of the historic development of the city of Leeds and Mabgate. It identifies the key events, features and associations which make Mabgate what it is today. Rather confusingly the principal street and the area itself are both known as Mabgate.

#### 4.1 EARLY HISTORY

Leeds is believed to have originated as a farming settlement during the later Anglo Saxon and Viking periods and is recorded in the Domesday Survey of 1086 as possessing a population of 200. At this time Mabgate and its surrounding area formed part of the Manorial Common or Waste – which was uncultivated land used by the villagers to gather wood and graze their animals. During the medieval period, Leeds developed as a market town, the Waste was 'tamed' and the land was used in part for agricultural purposes. From the 16th and 17th centuries, Leeds experienced a rapid growth largely due to the textile and twine industry. Areas like Mabgate began to be populated by small businesses and workshops. The earliest map of Leeds from 1560 suggests development to the east of Leeds had tentatively begun near the course of the Mabgate Beck.<sup>01</sup> By 1626 Leeds had received its first charter of incorporation.<sup>02</sup> During this period, Mabgate was an established route into the city from the east. It was an area with a poor reputation as reflected in its name: 'Mabs' were prostitutes plying their trade in the street or 'gate'.<sup>03</sup>



1694 sketch from the Corporation Court Books showing Anne Saule being led to a ducking stool on the Mabgate Beck (Leeds, Leeds Library & Information Services).

<sup>01</sup> Mitchell, K, 2019, 'Hope House & Foundry, Conservation Management Plan', unpublished report, p.14

<sup>02</sup> Ibid

<sup>03</sup> Ibid

#### 4.2 18TH CENTURY

By 1816, courtesy of the Aire Calder Navigation and the Leeds and Liverpool Canal, Leeds became one of the major northern towns, producing and trading in woollen cloth and a variety of machinery. It was the presence of the Mabgate Beck (also known to locals as the Lady Beck) which attracted industrial entrepreneurs to Mabgate in the late 18th century. Mills largely associated with the woollen industry appeared along the edges of the watercourse - the beck was a useful source of power but also provided a drain for waste products.<sup>04</sup> The area quickly expanded to become one of Leeds's major industrial areas. In 1791 Mabgate Mills was opened by Samuel Blagbrough and Joseph and John Holroyd, initially as a cotton mill, followed soon after by Samuel Lawson's iron foundry and flax mill. These two businesses (especially Samuel Lawson's Hope Foundry) eventually dominated both sides of the majority of Mabgate (the street). Housing for the workforce was provided in rows of cottages within 'folds' occupying land on former farmyards.<sup>05</sup>



*Tunstall's Fold, Mabgate 1901 (Leodis, Leeds Library & Information Services)*

<sup>04</sup> Mabgate Development Framework, April 2007, p.4

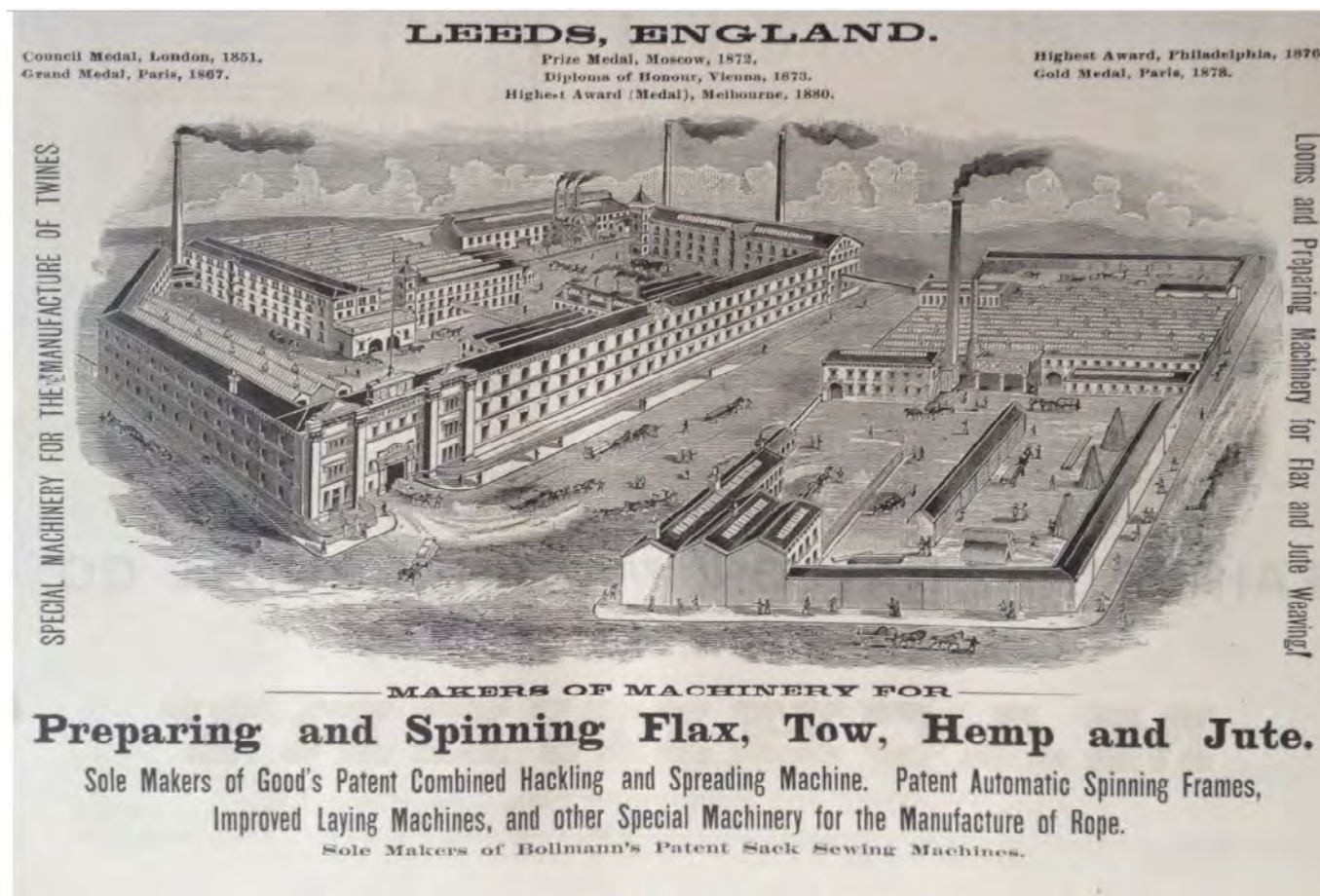
<sup>05</sup> Mitchell, 2019 p.14

### 4.3 19TH CENTURY

The 1821 map of Leeds by Charles Fowler ([see Section 4.7 Map Progression](#)) shows the 'Sheepscar Beck' with buildings along its banks. A mill pond is shown just south of Skinner Lane. Mabgate is loosely developed, and the southern end of Regent Street has been laid out, whilst agricultural fields lie to the east and west. Early worker's housing on Fox Fold, Middle Fold and Near Fold lie to the north of the newly established St Mary's Church.

A number of industries were established in Mabgate during the early 19th century which had a significant and long-term impact on the character of the area; Samuel Lawson began as a 'Blacksmith and Maker of Flax Spinning Machinery' in 1812, from which the Hope Foundry emerged making machinery for the woollen industry. A former partner to Lawson, Mark Walker, went on to establish the Byron Street Mills, a flax mill, in 1832 located on the west side of the beck.

By the mid-19th century, Mabgate had become a busy suburb, extended north of Skinner Lane. New industries developed alongside existing factories near the Mabgate Beck, including brewing and chemical industries. Hope Foundry occupied both sides of Mabgate and in 1882 it was said to occupy a site of ten acres and to employ 1,400 people.<sup>06</sup> Not surprisingly, the Mabgate Beck was regarded during this period as 'the Ganges of Lady Lane', polluted by the factories and untreated human waste. The Leeds Improvement Act of 1842 was the first measure to give the authorities power to construct sewers and other drainage works to prevent the transmission of diseases.<sup>07</sup>



Hope Foundry as depicted in an advertisement of 1882

<sup>06</sup> 'Hope Foundry and Hope House, Mabgate: Heritage Statement and Fabric Assessment', WYAS, 2015, p4

<sup>07</sup> The Secret Library – Leeds Libraries Heritage Blog: <https://secretlibraryleeds.net/2019/12/13/a-brief-history-of-the-leeds-improvement-acts-1755-1842/> [last accessed 8th November 2021]

From the early 19th century through to the early 1900s saw the increased development of housing for the growing workforce, with the construction of rows of back-to-back properties within the remaining open spaces of Mabgate and Burmantofts. With a high population density, shared yards and privies, and without access to greenspace or clean water, outbreaks of typhoid, typhus and cholera were not uncommon. New residential streets straddled Regent Street including Concorde, Myrtle and Cloth Street; to the west of Regent Street was Time Street,

Tulip Street and Rose Street. Housing developed along St Mary's Street, and a considerable development of back-to-back housing was constructed to the east of Macaulay Street in the later 19th century. St Mary's churchyard became the burial ground for Mabgate residents, including those who died in the city's cholera outbreaks. By the mid-19th century, the churchyard had become overcrowded, only to be relieved by the opening of a new cemetery in Burmantofts in the 1850s.

Alongside St Mary's Church and Sunday School, other religious establishments, schools, public houses and inns appeared to serve the growing population. Inns were located in nearly every residential street; the City of Mabgate Inn was established in 1857 and the Black Horse Pub in 1865. The nearby catholic church of St Patrick's was constructed 1889-1891 followed by a presbytery, nunnery and social club on St Mary's Street between 1890 and 1906.



An undated 20th century aerial view of St Mary's Church built 1818 with New Church Place, Ward's Fold and Linsley Row to the left. The graveyard features a significant number of recumbent grave markers. (Leeds Library & Information Services)



The corner of Mabgate and St Mary's Street. Mabgate, 1919. Note the timber framing on the gable end in the foreground of the dilapidated house to the right. (Leeds Library & Information Services)



#### 4.4 EARLY 20TH CENTURY

As the use of the Mabgate Beck as a power source declined, the local authority decided to culvert the beck three to four metres below street level in 1900. Work took place between 1913 and 1939, with the whole section between Mabgate and the River Aire completely underground.

In the late 19th and early 20th century, the traditional industries within the area declined. Life in Mabgate changed dramatically when in 1900 Samuel Lawson's business merged with Fairbairn Barbour & Coombe on Wellington Road, and in 1931 the business in Mabgate was closed down. In 1935 the substantial Mabgate

property portfolio of the business was sold off in lots, and in the main, the nature of industry changed so that the area comprised businesses associated with the ready-made clothing industry, furniture manufacturing, car sales and repairs.

The increasing popularity of the motor car resulted in a number of road improvements in the area, improving connectivity across Leeds. In 1909, Quarry Hill was replaced with the inner ring road of York Road. Similarly, Regent Street was widened to accommodate the increasing number of cars. Residential streets to the east of Regent Street were cleared and new buildings constructed, many of which supported the burgeoning vehicle sales and repair industry.

Meanwhile, large swathes of 19th century worker's housing in the area were deemed inadequate and unsafe. The construction of the notorious back-to-back housing had been prohibited under the Housing Act of 1909, but Leeds City Council continued to build an updated version of back-to-back housing until finally banned in 1937.<sup>08</sup> The demolition of unsafe housing, however, continued across Leeds; to the south of Mabgate the residential complex of Quarry Hill was built between 1936-1938 comprising 938 self-contained flats – an indication of what was to come.



The culverting of the Mabgate Beck in Mabgate 1914 (Leeds Library & Information Services)



Junction of Regent Street, Mabgate and York Road in 1929. The Yorkshire Bank is to the left, with the St Mary's Church (demolished 1979) in the background (Leeds Library & Information Services)

<sup>08</sup> Clause 44 Prohibition of Back-to-Back (1909) House of Commons. Historic Hansard. 1 November 1909. <https://api.parliament.uk/historic-hansard/commons/1909/nov/01/clause-44-prohibition-of-back-to-back>

#### 4.5 POST-WAR

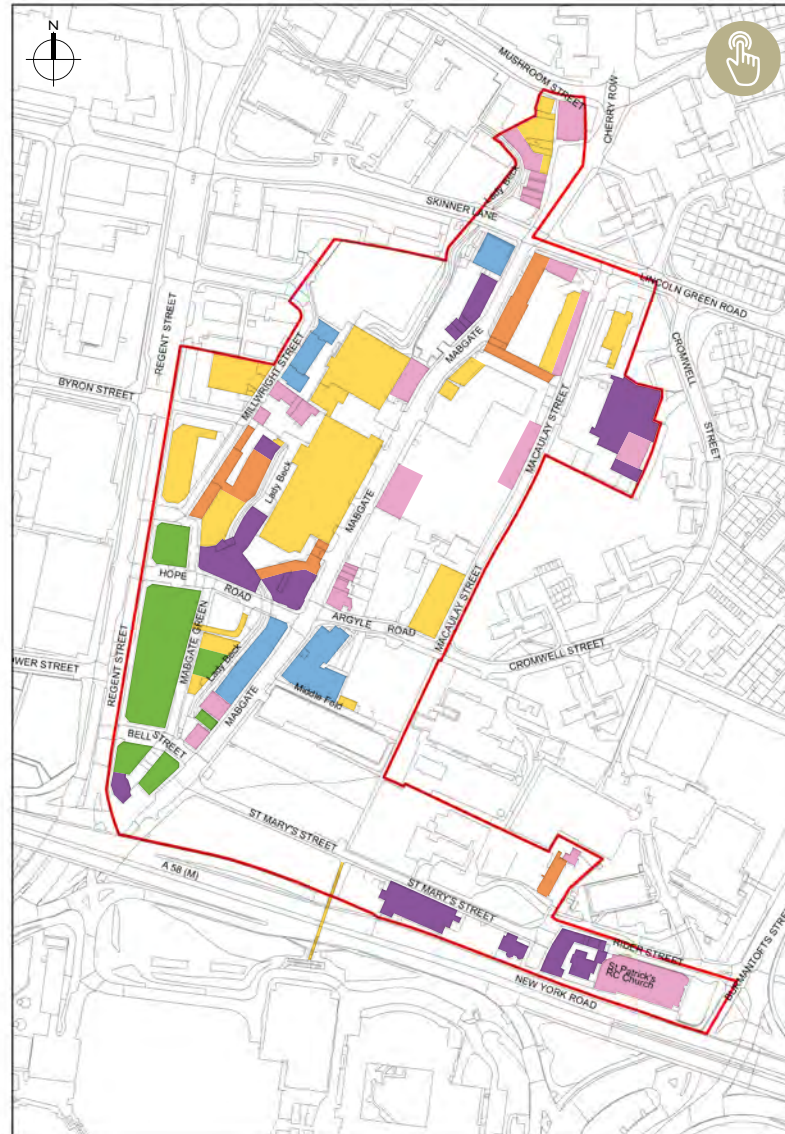
The demand for housing in the post-war period resulted in further clearance of 19th century back-to-back housing in Mabgate. The local authority spent over £1million in acquiring and demolishing housing to improve living conditions. The high-rise housing development of Cromwell Heights which now dominates Mabgate to the east was constructed in 1959. St Mary's church was demolished in 1979 due to its poor condition and the impact of social change.

By the early 21st century virtually all of the businesses created after the demise of Hope Foundry had closed and in the main buildings were converted into offices or demolished to make way for new apartment blocks. Mabgate is now developing a new identity; now home to a mix of businesses and educational establishments alongside cultural organisations, and a vibrant creative community, they have replaced the traditional industries which give Mabgate its unique townscape character.



Vehicle showroom of Cox & Co. (Leeds) Ltd. on Regent Street in 1948 (now Squirrel Storage) (Leeds Library & Information Services)

4.6 HISTORIC DEVELOPMENT



HISTORIC DEVELOPMENT

- Up to 1849
- 1850 - 1900
- 1900 - 1919
- 1920 - 1949
- 1950 - 1999
- 2000 - Present

*This plan is not to scale*

*This plan indicates the age of the existing built fabric of the main buildings and structures in Mabgate. It is mostly based on a comparison of historic maps with an external visual assessment. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map. (© Crown copyright and database rights 2021 Ordnance Survey 100019567).*

## 4.7 MAP PROGRESSION

This section includes a selection of maps which illustrate the growth of the district from the early 19th through to the slum clearances of the 20th century.



Plan of the Town of Leeds and the recent improvement. Surveyed 1821 by Charles Fowler (BLR Antique Maps)



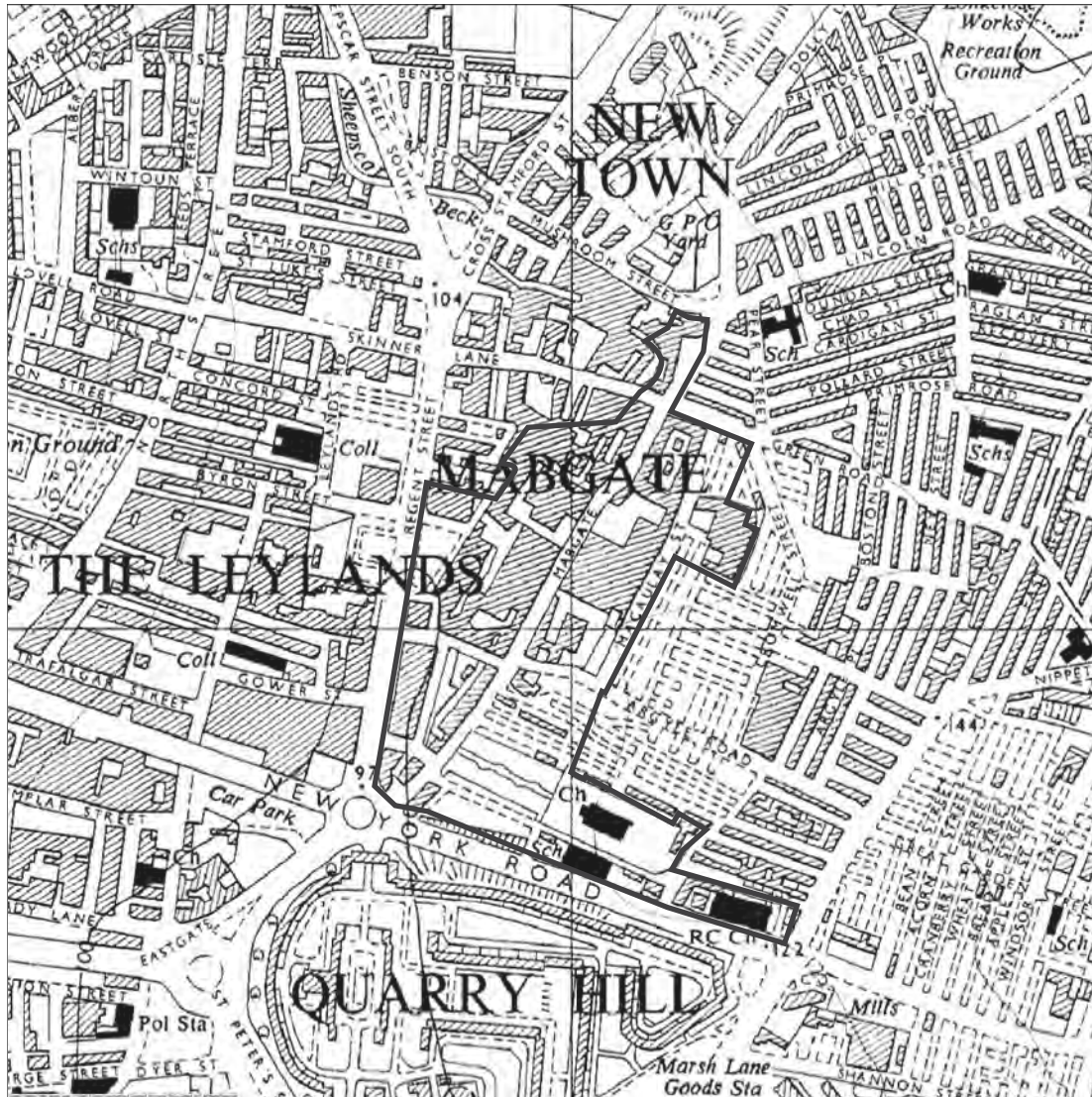
OS 6 inch 1846-7, published 1852 (National Library of Scotland Maps)



OS 25 inch surveyed 1889-90, published 1893 (National Library of Scotland Maps)



OS 25 inch surveyed 1933, published 1934 (National Library of Scotland Maps)



OS 1:10,000 published 1956 (National Library of Scotland Maps)

### 5.1 TOPOGRAPHY AND GEOLOGY

The city of Leeds sits in the basin of the River Aire with its flood plain to the south and the original settlement located on the south facing slope of the rising ground to the north.

The street of Mabgate follows the course of the Mabgate Beck which occupies a small valley between the higher ground of Burmantofts to the east and Lovell Park to the west. The beck flows from Sheepscar in the north, passing through the proposed conservation area before disappearing underground and flowing into the River Aire less than half a mile to the south. The topography on the eastern boundary of the conservation area is distinctive due to a sharp fall in the land. Properties between Mabgate and Macaulay Street are therefore terraced into the slope whilst the rising ground gives authority to the post-war high rise flats of Cromwell Heights to the east and of Cherry Court to the north-east.

The underlying geology of the area is Pennine lower coal measure a sedimentary bedrock formed between 319 and 318 million years ago during the Carboniferous period. It comprises mudstone, siltstone and sandstone, shaping the development of the town by provided building stone and clay for brick-making together with coal that powered the town's industrialisation.



Topographic map of the area with Mabgate and Regent Street within the low lying valley (blue) containing the Mabgate Beck. The higher ground (green to red) lies to the east and west.

Ground Level Lowest Highest

## 5.2 SETTING

*The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place.*

Mabgate lies within an area which has seen significant change throughout its history. Dramatic growth took place in the 19th century, with the establishment of industries and worker's housing. During the post-war era the slum clearances which affected large areas of the city resulted in the construction of high-rise residential blocks. As such, Cromwell Heights and Cherry Court dominate the setting of the conservation area to the east and north-east.

The pressure for change within the setting of Mabgate continues. To the south of the Inner Ring Road is Quarry Hill. Once the location of the largest post-war housing complex in the UK, the site comprises the landmark governmental building of Quarry House. Adjacent, and now challenging Quarry House's monumental qualities is the high-rise housing complex of St Cecilia Place, currently under construction. The area, however, also includes education and arts establishments, including the Leeds Playhouse.

Beyond the conservation area to the west of Regent Street, is an area formerly occupied by industry and 19th century worker's housing. A small number of buildings evidence its origins, including the 1875 Board School on Gower Street. The area is characterised by low-rise retail outlets, high-rise apartments, modern hotels and offices, as well as commercial units. Further west towards North

Street there are a number of significant commercial buildings of up to five-storeys in height, taking advantage of the rising ground.

The highways which define the edges of the conservation area provide significant physical and psychological barriers. The Inner Ring Road along the southern boundary is a large four-lane motorway which is raised along its length, sailing above the A61 and junction of Mabgate and Regent Street. The road's expansion in the later 20th century resulted in the truncation of historic roads like St Mary's Lane.

Regent Street (A61) is also a busy highway linking the north to the city centre. Referred to as the 'Regent Street Corridor' because of its width, the four lanes are controlled by traffic lights allowing traffic and pedestrians to cross. The widening of this road in the early 20th century resulted in the demolition of worker's housing,



The dramatic high-rise blocks of Cherry Row Court beyond the north-east boundary of the conservation area.



The southern boundary of the Conservation Area where modern residential development is replacing the experimental housing of Quarry Hill



### 5.3 ARCHAEOLOGY

Although not always a visible part of the conservation area, archaeological remains can contribute to our understanding of how the area has developed. There is also potential for archaeological remains, both those that are known and those not yet uncovered, to reveal more about the evolution of Mabgate.

Leeds has its origins as in the Saxon period, although Mabgate initially formed part of the manorial waste during the medieval period and was later taken into cultivation. As Leeds grew in the post-medieval period on the back of the woollen cloth industry, Mabgate was essentially rural, dominated by agricultural fields. Mabgate Hall which is said to have dated to 1673 was located in an area east of Mabgate and to the rear of the Black Horse Pub.

Attracted by the Mabgate Beck, industries may have utilised the watercourse from at least the 18th century. The area has seen a succession of buildings, the evidence of which may still lie below ground. Whilst the developments of the 19th century may have disturbed archaeological layers, there is still the opportunity within current and future redevelopment schemes to further reveal the history of Mabgate through archaeological investigations.

It is also worth noting that a tunnel was built by Lawsons in the 19th century below Mabgate to link the two foundry sites. The tunnel is marked on the Goad Insurance Plan of Leeds from 1902, evidence of which could be revealed through archaeological investigations.

St Mary's churchyard was a significant burial ground for the area during the 19th century and received many hundreds of the area's inhabitants including the those killed in the city's cholera outbreaks. Grave markers are evidence of the site's former use and its archaeological sensitivity. Section 25 of the Burial Act of 1857 states that it is an offence to remove buried human remains without a licence from the Secretary of State and ensures that the correct ethical procedures and legislative standards are implemented and followed. As the only green space in the conservation area, it is important that the churchyard is respected and protect from any disturbance or development. Where this is not possible, the correct legislative procedures and guidance must be followed.<sup>01</sup>

During the Second World War, the city of Leeds, like many other industrial centres, made a significant contribution in support of the war effort, the area of Mabgate included. The threat of German bombing was never far away and a number of air raid shelters are known to have been constructed below key buildings in Mabgate. One is known to have been constructed below Hope House; a secondary entrance emerges onto Mabgate and is visible as a low concrete structure with a bricked up opening on its north side adjacent to the pavement. A further shelter was constructed below Mabgate Mills, again with an entrance visible from Mabgate adjacent to the building's western façade. In addition, in open land on the east side of Mabgate at least one large purpose built underground air raid shelter was constructed.<sup>02</sup> There is potential to reveal more about Mabgate's more recent history through the research and recording of these sites as part of current or future redevelopment projects or through the specific local history projects.



Recumbent gravestone in St Mary's churchyard

<sup>01</sup> Historic England, 2017, Guidance for Best Practice for the Treatment of Human Remains Excavated from Christian Burial Grounds in England.

<sup>02</sup> Pers comms: Robert Dyson, 17th Dec 2021

## 5.4 TOWNSCAPE AND SPATIAL ANALYSIS

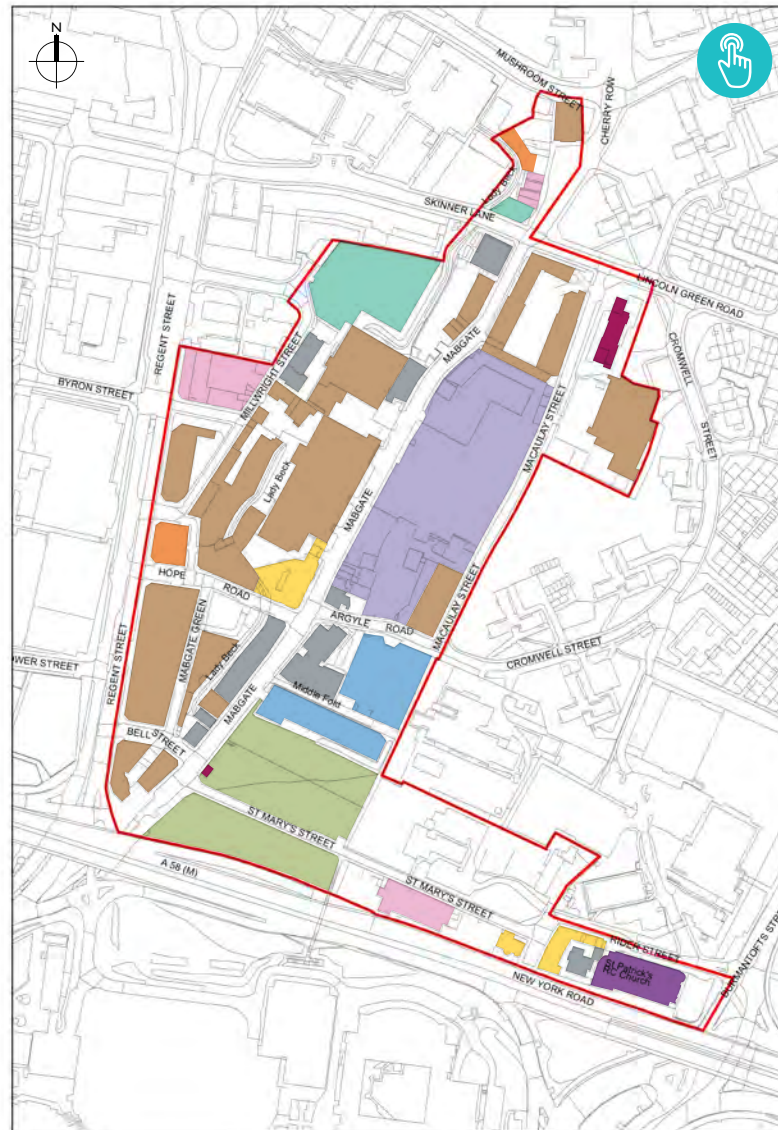
### 5.4.1 Historic and Current Land Use

Like many areas of Leeds, Mabgate was founded upon the textile industry. The local watercourse attracted industries like the Hope Foundry, Byron Street Mills and Mabgate Mills. This in turn saw the development of large areas of worker's housing and associated buildings such as public houses, schools and churches. The challenge came in the late 19th and early 20th century with the failing of core industries, and poor housing conditions which led to the clearance of large swathes of worker's housing. These were replaced by high-rise developments now on the edge of the conservation area. Back-to-back housing which was formerly a feature of Regent Street was replaced with commercial units, many associated with the motor and clothing industries.

Today, Mabgate remains an area of employment comprising light industrial units, storage, retail warehousing and distribution uses, car repair workshops, contract parking and offices. Plots in use for surface car parking present an opportunity to improve the appearance of the conservation area. Recent years have also seen significant new residential developments within the area, occasionally reusing historic buildings.

Education is also a focus within Mabgate, with the redevelopment of part of the former Hope Foundry to become the new Mabgate Campus of Leeds City College, combining new residential education and sports facilities. The redevelopment of this site and that of the former college site on Millwright Street present challenges and opportunities to improve the appearance of the conservation area.

Additionally, the growing independent arts scene in Mabgate continues to add to its unique identity; these organisations have given a number of Mabgate's historic buildings viable new uses. The challenge in Mabgate's regeneration will be creating a vibrant place for people to live and work in, whilst retaining and enhancing the best of its past – a key element will be respecting Mabgate's industrial character and restoring its historic buildings, whilst sensitively redeveloping vacant sites.



### USES PLAN

- Commercial (including vacant/derelict buildings)
- Land in commercial use
- Residential
- Leeds City College Mabgate Campus
- Vacant land awaiting redevelopment
- Commercial and residential
- Electricity sub-stations
- Public open space
- Place of worship
- Education and Creative arts
- Theatre storage facility

*This plan is not to scale*

*Current Uses with the conservation area boundary indicated in red  
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 100019567)*

### 5.4.2 Street and Plot Patterns

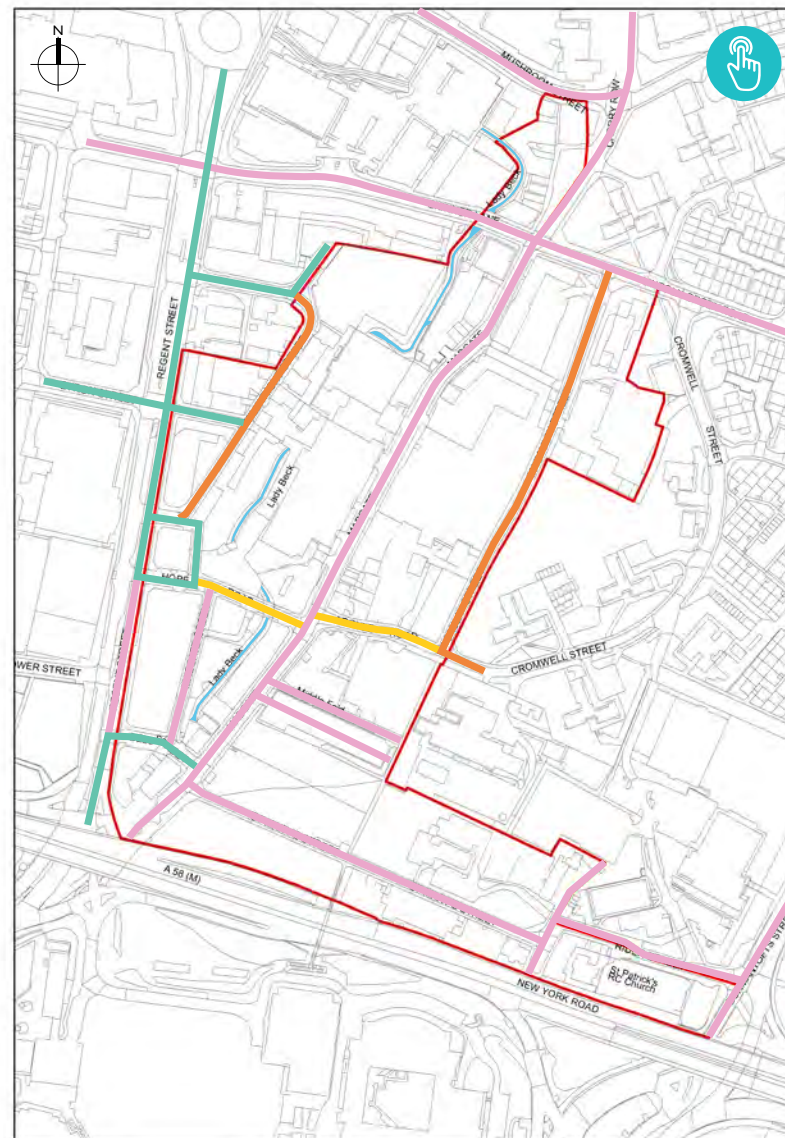
The urban form of Mabgate has been shaped by its origins and evolution. The area has seen dramatic growth in the 19th century, followed by a loss of its traditional industries and slum clearance, all of which have impacted on the Mabgate's layout of streets and plot patterns.

The main influence on the emerging plot layouts and street pattern of the 19th century has been the Mabgate Beck. Running southwards through the area the street of Mabgate lies roughly parallel to the Mabgate Beck, to which it owes its slightly sinuous quality. Also crucial in shaping the modern street and plot patterns are the mills and other industries which dominated both sides of the beck. Hope Foundry has made a significant impact in shaping Mabgate's urban form, occupying large irregular plots on either side of Mabgate which remain largely legible today. Elsewhere plot sizes vary and there are few domestic survivals from the 19th century - many plots today have been formed from slum clearance, the larger plots often the result of the merger of smaller properties.

The course of Regent Street reflects its planned nature; originally laid out across agricultural fields rather than following their boundaries, it shows an early intention to connect the growing city. The result for the conservation area is the creation of a wedge-shaped plot formed by Regent Street and Mabgate, converging at its southern end with the curving façade of the former Yorkshire Bank.

Between Regent Street and Mabgate, the irregular layout of streets is due to a number of factors - Millwright Street follows the course of the Mabgate Beck, whilst Byron Street, Hope Road and Bell Street are fragments of the grid pattern of back-to-back housing which formerly occupied this area. This pattern of worker's housing which lay at right-angles to the main street is also represented in fragmentary form in the plots of Squirrel Storage car park on Mabgate, and the adjacent lane of Middlefold.

Elsewhere field boundaries and earlier routeways have contributed to the conservation area's loose grid form. To the south-east, Church Street and the adjacent church yard lie south-east / north west, respecting an earlier pattern of fields and routeways, whilst Macaulay Street lies north-east / south-west and follows an historic field boundary.



#### HISTORIC STREETS

- By 1846-1847
- By 1821
- By 1889-1890
- By 1902
- Mabgate Beck

*This plan is not to scale*

*Street patterns within the conservation area.  
The conservation area boundary is shown in red.  
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### 5.4.3 Public Realm

Public realm includes the treatment of spaces around buildings, such as surfacing, signage and street furniture. Roads and footpaths within the conservation area are generally tarmacked with concrete kerbs. Some traditional and historic materials exist such as stone and brick setts, and stone curbs; where they survive, historic surfaces should be retained and restored. Historic setts and kerbs survive in fragmentary form predominantly on Millwright Street. Elsewhere, Mabgate has recently been resurfaced in modern stone sets; another successful example of the use of modern sets can be found at the north-end of Millwright Street.

There is a good survival of historic street signage, which should be preferred over modern examples. One historic bollard has survived in Millwright Street; this might be used as a model for new or replacement bollards elsewhere within the conservation area. Elsewhere the public realm contains a combination of traditional (Hope Road bridge and Mabgate) and modern style bollards (Mabgate). All lamp posts are the modern form.

Throughout Mabgate are typical traffic road signs, although these are generally concentrated along Regent Street which is a busy routeway. Millwright Street, Mabgate Green and Hope Road's one-way system requires additional signage, whilst the parking restrictions in the area have resulted in a proliferation of parking signage and associated poles.

Street furniture is limited throughout the conservation area, with just two rubbish bins along Mabgate of the City Council's traditional form, though telecom cabinets and poles were found which partially obstructed the area's narrow footpaths. Generally, there are many opportunities to improve the public realm through the introduction of sympathetic street furniture, and the removal of redundant or overzealous use of signage.



*Bollard, Millwright Street*



*Early 20th century stone setts and kerbs, Millwright Street*



*Stone setts, Millwright Street*



*Hope Road*



*Mabgate signage*

#### 5.4.4 Boundary Treatments

The most common boundary treatment found within the conservation area is modern security railings, brick walls and the use of razor wire; these are generally associated with commercial activity. Intrusive high brick walls which impede views can be found on Argyle Road and along the Macaulay Street dating to the later 20th century. There is an opportunity to improve boundary treatments by choosing more sympathetic materials or by introducing green planting to soften the effect of modern materials.

Historic boundary walls can also be found within the conservation area; along Mabgate there are sections of historic walls constructed in stone and brick which are of interest. Every effort should be made to retain these features. Brick walls with copings are of interest in St Mary's Street – a section of wall c.1900 now features the Emmaus 'graffiti'.

Of particular significance are the stone walls to St Mary's churchyard. The retaining wall to Mabgate with its stone steps is an important feature. The stone wall continues along St Mary's Street where there is an extant pier with a gabled, stone cap. Modern railings have replaced the original iron ones which were probably removed historically.

Historic railings are rarely encountered in the conservation area. The railings to Mabgate Mills survive, although in a fragmentary form. A single post at Hope Foundry also evidences their former existence. These appear to have been a particularly elaborate type, with a tulip-like base and head. There is scope in both instances for repair and reinstatement.

A mention should also be made of the Hope Foundry gates. Although modern gates inappropriate to a listed building, the gates are an art installation in their own right, and are part of the building's new identity as an education and arts charity and make a positive contribution towards the conservation area. Created by the American graffiti artist George 'SEN-I' Morillo, thought should be given to their future care and display.



Railings - Mabgate Mills



Typical intrusive security railings



Stone wall St Mary's Street



Wall in Mabgate



Stone wall St Mary's Street



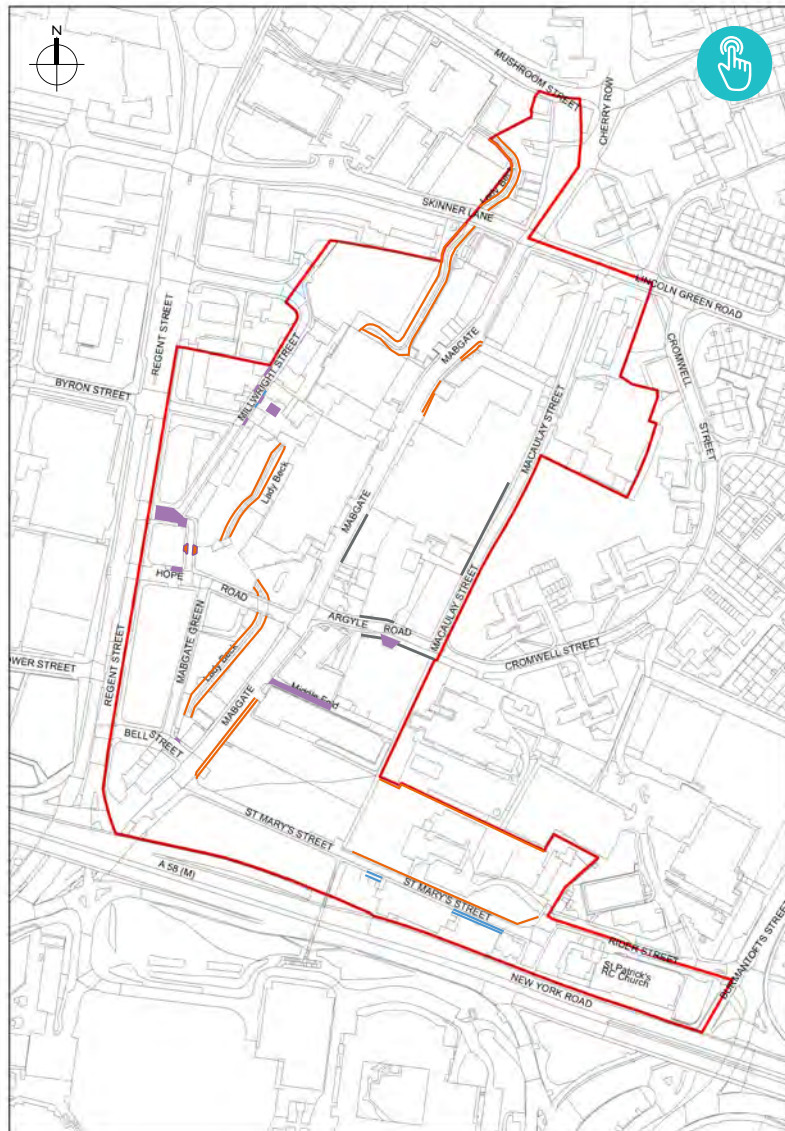
Wall - Macaulay St



Poor quality surfacing



Gates of Hope Foundry



### HISTORIC BOUNDARIES

- Stone walls
- Brick walls
- Stone sets
- Intrusive boundaries/walls

*This plan is not to scale*

*Key historic boundaries and historic surfacing within the conservation area. The boundary is shown in red. (© Crown copyright and database rights 2021 Ordnance Survey 100019567)*

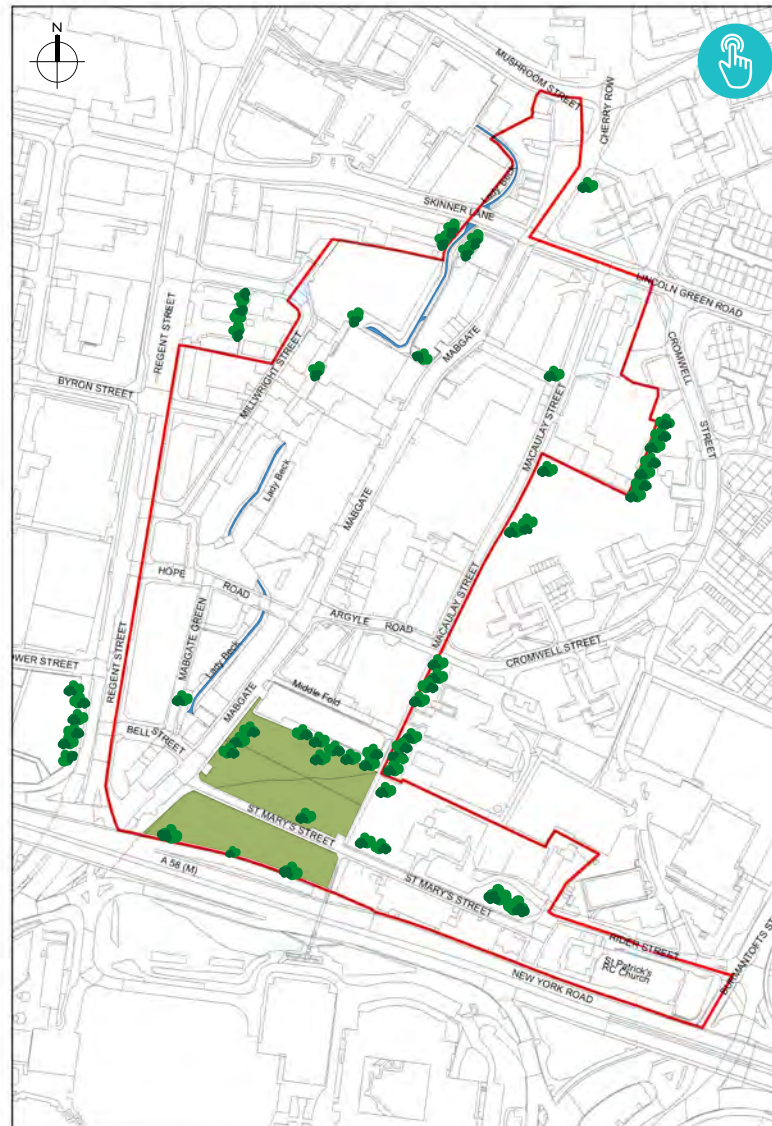
#### 5.4.5 Green, Open Spaces and Trees

Green spaces not only improve the quality of life for residents but are an essential part of the character of a place. As an inner city area, Mabgate is short of this important resource.

The principal green space in Mabgate is St Mary's churchyard. The church has not survived but the churchyard with mature trees offers some respite despite its location close to the Inner Ring Road. The space is informally laid out on sloping ground and characterised by number of substantial mature trees and occasional recumbent grave stones. No public seating is provided. The area is crossed by formal and informal paths and the 19th century churchyard steps provide access from Mabgate. This marks the lowest point of a path which previously led directly up hill to the church. Thought should be given to the restatement of the historic processional route and further improvements could be made through the introduction of benched seating, footpath lighting and the introduction of litter bins. The adjacent plot, currently the Squirrel Storage secure car park, also contains a significant belt of trees which shelter the site and provide a backdrop to the churchyard.

There are no significant private gardens in Mabgate. The private space to modern residential housing is primarily for car parking. However, where combined with soft planting, pleasant green spaces can be created. A good example can be found on the conservation area boundary on Millwright Street (see image below). Also beyond the boundary is the important green space associated with Cromwell Heights to the east.

Private open spaces in Mabgate tend to be in commercial use or are awaiting redevelopment, such as the former Leeds Building College site, and the present Leeds City College site on Mabgate. The Squirrel Storage car lot on Mabgate and its other car park on Hope Road have been formed from historic clearances – whilst



#### GREEN SPACES

- Public green spaces
- Mabgate Beck
- Significant trees

*This plan is not to scale*

*Open spaces, trees and waterways within the conservation area.  
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100019567)*

they have historical significance, they make a limited contribution to the character of the area in their current form, and there is scope for improvement.

There are currently no Tree Preservation Orders (TPOs) within the proposed conservation area boundary. The creation of a conservation area will offer additional controls over tree maintenance and felling. Besides the mature trees of St Mary's churchyard, there are occasional trees within Mabgate, some associated with modern residential development. Given the lack of green space, their contribution to the character of the area is important and further green space and planting should be encouraged as part of all new development within Mabgate.

Trees on the boundary of the conservation area are also important, offering important backdrops, view terminations and noise and pollution reduction. One young stand of trees on the boundary is significant in views from Macaulay Street and protected by a TPO.

Other important stands of trees include:

- trees on the western boundary of St Peter's Primary school;
- to the rear of Mabgate Motors and Rall's Gym; and
- within the grounds of Cromwell Heights along Macaulay Street



*St Mary's churchyard*



*Squirrel Storage car park, Mabgate*



*A good example of planting within a car park to create a private green space. The trees to the rear are protected by TPOs.*



#### 5.4.6 Watercourses

Mabgate Beck is a highly significant watercourse and instrumental in the history and development of the area, attracting industries who used it as a source of power. More recently its fortunes have declined; culverted and covered in many places, the watercourse lies largely forgotten. It runs mainly to the rear of private properties, visible in only a few locations; from both sides of Skinner Lane where it passes beneath the busy road, and where it runs beneath Hope Road.

The beck is about 5.5m wide with vertical stone walls of varying height. Within the dry months, the beck is accommodated within a stone lined channel approximately 1.5m in diameter. This is flanked on either side by stone paved walkways. During periods of high water level, the beck rises above the walkways and is contained within the external walls.

*The Leeds Improvement of Becks Act (1886)* allowed the Corporation to canalise the watercourse and as such is now responsible for the ongoing maintenance of the Mabgate Beck. It is an important watercourse as other watercourses, surface water sewers, drains and sewer overflows discharge into the Mabgate Beck from the north-west of Leeds. Works to and near the beck are controlled by legislation, including repairs, and planting or building within 9 metres of its bank. Due to its role in flood defence, the bed of the beck is not accessible to the public.

Currently much of the foliage which line its banks are self-set buddleia which by its nature can be damaging to built fabric. It is also apparent that the beck attracts anti-social behaviour. Despite its apparent neglect, it has significant potential as a 'green corridor' through the conservation area and as a more prominent heritage asset. Whilst it may not be possible to de-culvert the watercourse, there is potential to repair and restore stonework, remove invasive planting and consider appropriate alternatives, improve accessibility by working with landowners to create pedestrian footpaths and crossings, and create interpretive signage to improve understanding and appreciation of the heritage asset.



Looking south from Hope Road



Looking south-west from Skinner Lane bridge

#### 5.4.7 Movement and Activity

Different types of movement affect the character of an area through the ambience they create (or remove) or due to the physical appearance of modes of movement. The type of movement and activity taking place within the conservation area has changed significantly over time, particularly with the closure of industry and clearance of housing. There would once have been a bustle of activity as workers moved between their places of work and their homes. Shops, schools, churches and pubs also formed part of this activity.

Today, activity has been modified. The churches and pubs have been demolished or repurposed, and there are few shops within the conservation area. Frontages of modern apartment blocks with a lack of glazing at ground floor level discourage interest and interaction through their design. An example is Mabgate House and elements of the building opposite. To successfully bring vitality back into Mabgate, active street frontages should form a part of building design.

The area acts as an important corridor between the city and the north of Leeds. As such Regent Street, which forms the western boundary, is a major source of traffic movement, and a cycle lane has been installed. However, pedestrians form only a small part of this activity, preferring routes along quieter roads.

The Inner Ring Road along the southern boundary of the conservation area provides significant activity and movement along this edge, and indeed, noise and pollution. The road also acts as a barrier to movement, funnelled cars, cyclists and pedestrians towards the junction of Regent Street and Mabgate at the southern end of the conservation area. Whilst improvements are currently underway, this junction and flyover are uninviting and offer a poor environment to pedestrians. Similarly, the 1960s footbridge between St Mary's Street and Quarry Hills remains an important pedestrian link between Mabgate, Burmantoft and the city but requires improvement.

Commercial activity, particularly car servicing, remains to the rear of Regent Street and along Macaulay Street and Argyle Road. During the day they are active with vehicles and noise, but out of hours are closed and gated. Activity along Mabgate comes in the form of vehicles (using it for access, parking or as a secondary route) or in the form of pedestrians and cyclists. An important source of activity in Mabgate comes from the college and the creative studios which encourage movement between Mabgate and other areas of the city.



Activity in Hope Road with a rescue and recovery service



Broad and busy highway of Regent Street

## 5.5 ARCHITECTURE

### 5.5.1 Building Heights, Scale, Massing and Form

Scale relates to the size of a building and is influenced by the number of storeys and also the height of each storey, which affects the eaves height of a building. Two buildings adjacent to each other that are both two-storeys high may be of different scales if one building has taller storeys and therefore a higher eaves height. Scale and massing also relate to the size of the building in terms of its width and/or depth.

The scale and mass of buildings in Mabgate are derived from the historic function of the area. This means that there are a number of distinct differences in scale and massing across the conservation area, but these differences are important for demonstrating the different historic uses which contribute to the area's industrial heritage.

The window openings within Mabgate's historic buildings tend to be larger than their modern counterparts. Elevations tend to have a regular arrangement of windows, generally with the ratio of wall dominating over windows. In the case of Mabgate Mills, the repetitive arrangement is very strong; windows are large, vying with the wall space for dominance. Historically, this was to ensure the mill's production floors had sufficient natural light in the absence of artificial sources. Within Regent Street and the former ATS building at the lower end of Mabgate, there is a horizontal emphasis of wall and window, with large display windows which tend to dominate wall areas.

Along Mabgate many buildings are industrial in scale, but their piecemeal development and different uses introduces considerable variety. Typical of cotton mills, Mabgate Mills dominates the northern end of the conservation area with up to five-storeys and occupying a large footprint. Another

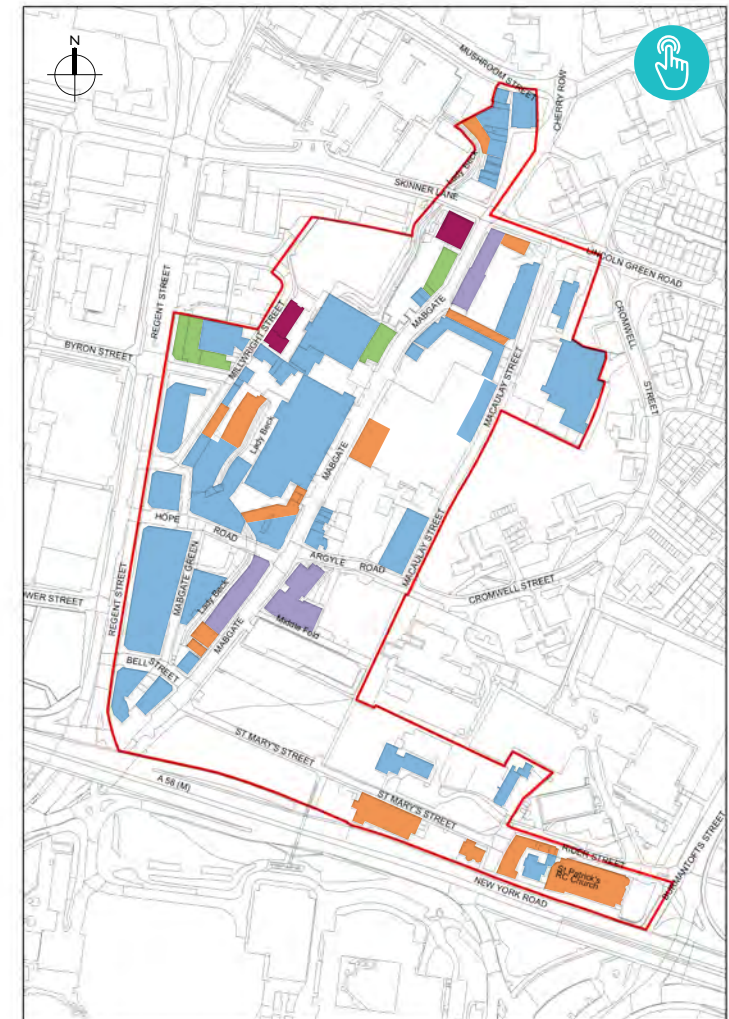
key building, Hope Foundry, is a much lower building in scale occupying an irregular plot between two and three-storeys – it is the architectural form of its gateway which gives it a monumental appearance. Hope House is given a distinct street presence through its corner position, and its flamboyant architectural decoration. Other former industrial buildings or workshops tend to be between one- and two-storeys, and occasionally three with narrower footprints.

Roofs tend to be pitched with modest spans, with traditional slate coverings, although some have been replaced in unsympathetic modern tile or have flat roofs (such as Mabgate Mills). Historic industrial structures frequently incorporate northern roof lights and have a variety of roof coverings. Regent Street's 20th century structures tend to have flat roofs with parapets.

The former public houses of the Black Horse pub and City of Mabgate Inn, and the shops on Cherry Row introduce a domestic scale to the conservation area and are rare reminders of the worker's housing which historically occupied these areas.



*The conservation area is shown in red. (© Crown copyright and database rights 2021 Ordnance Survey 100019567)*



The complex of former education and religious buildings along St Mary's and Rider Street have a prominence in the street scene by their scale, massing and position against the pavement edge. In contrast the interwar commercial buildings facing onto the wide highway of Regent Street, though generally of two-storeys, occupy large plots usually with long street frontages with a horizontal emphasis, typical of the Streamline Moderne style.

The new developments within Mabgate have so far shown little reference to the character of the conservation area. Building heights range from five- to six-storeys, taller than most the historic buildings of Mabgate, and even challenging Mabgate Mills in terms of scale and massing.



*St Mary's Street*



*Mabgate Mills*



*Modern development, Millwright Street*

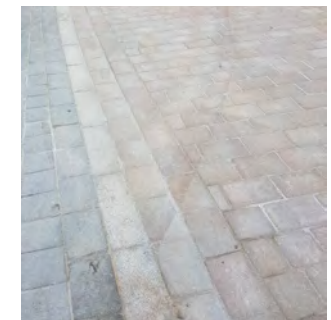
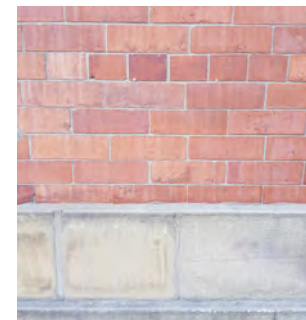
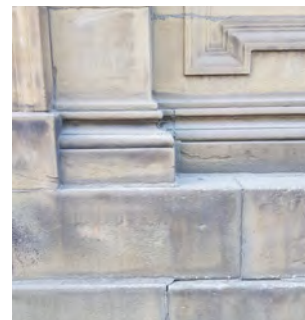
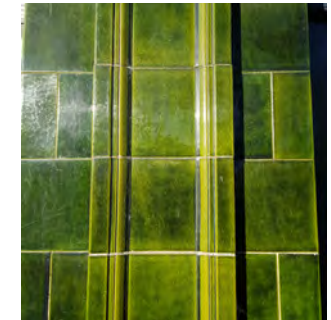
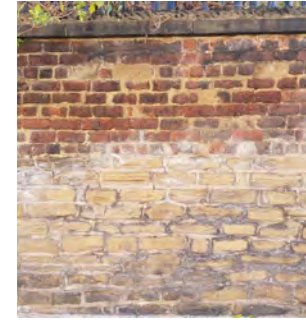
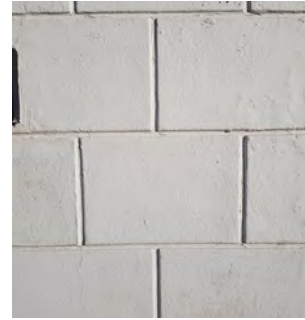
## 5.5.2 Building Materials

The predominant material in Mabgate is red brick. There is a variety of brick shades, including the earlier locally-produced brownish-orange bricks, and the harder, post-1850s, red/brown bricks. The recent developments in Mabgate have utilised orange bricks, which in colour and texture are at odds with the historic buildings in Mabgate.

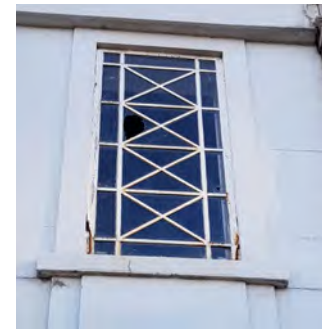
The brick bonds in evidence within the conservation area tend to be English Garden Wall bonds, varying from three rows of stretchers between header rows, to the more commonly found five rows of stretchers between headers. Other bonds include English Bond (former ATS building on Mabgate) and the Stretcher Bond found mostly (but not exclusively) on modern developments.

There is a significant amount of render and painted brick on Regent Street and Millwright Street. Stone is an expensive material and found less within the conservation area; occasionally used as dressings to window or door openings, or in walls to the churchyard. However, it is used in abundance as architectural statements in the former Yorkshire Bank, and in Hope Foundry and Hope House. Roofs would historically have been of slate, though many have now been replaced in modern tile. Flat roofs of asphalt are commonly found. Most timber sash windows or casements have been replaced with modern plastic; Hope House is a rare survivor retaining many of its original sash windows. Where historic windows survive every effort should be made to retain them. The buildings along Regent Street retain their original metal framed windows but have mainly been replaced.

Another rare survivor within the conservation area is the decorative ground floor frontage of the City of Mabgate former public house. The ground floor is decorated in highly quality faience tiling typical of late Victorian public houses. It is thought these may have originated from the Burmantofts Company, later known as the Leeds Fireclay Company, who were famous for their variety of architectural and decorative tiles.



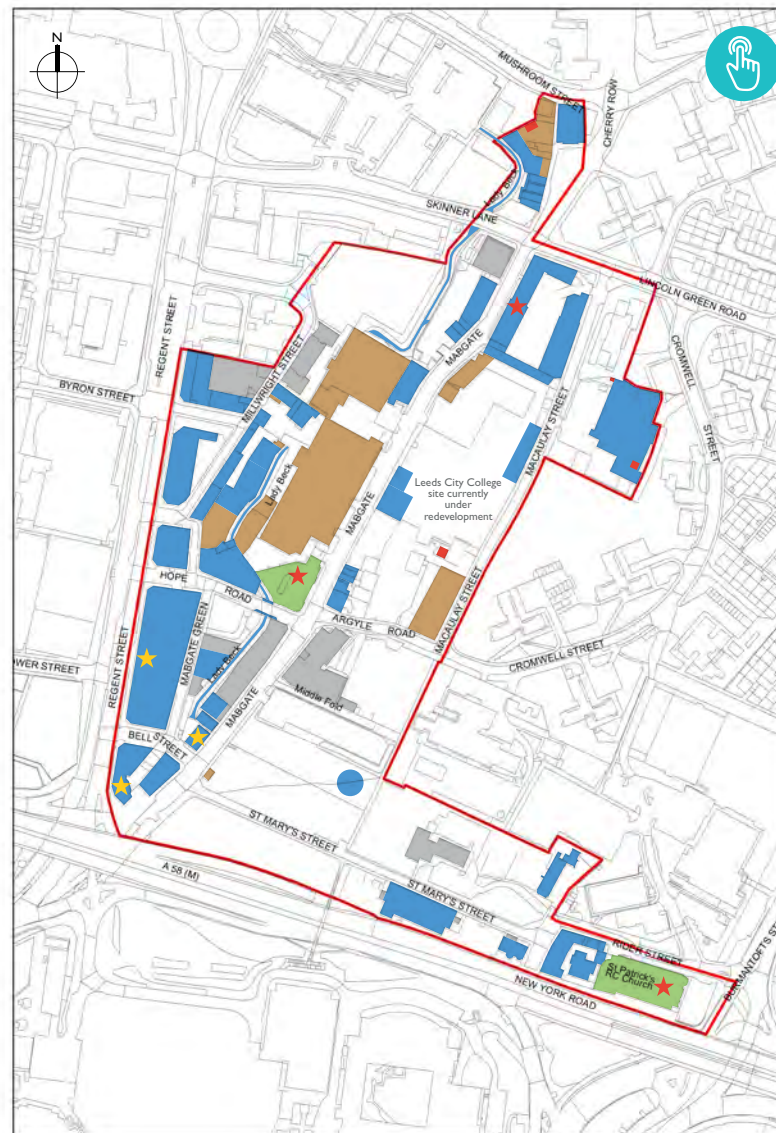
## 5.5.3 Architectural Detailing



### 5.5.4 Listed Buildings and Landmarks

Whilst many of the non-designated heritage assets within the proposed conservation area contribute to its special interest, there are a number of individual buildings which play more of a role in establishing the character of the area. These are identified as landmark buildings and architecturally significant buildings and are shown on the map adjacent. This plan also identifies buildings which are considered to be non-designated heritage assets, and historic buildings which, with improvement, have the potential to make a significant contribution to the area's character. Industrial chimneys which have potential to emphasise the industrial character of the area are also included.

Landmark buildings and buildings of architectural significance are described on the following pages.



**BUILDING CONTRIBUTIONS**

- Listed Buildings
- ★ Landmark buildings
- ★ Architecturally significant
- Non-designated heritage assets
- Recumbent gravestones within St Mary's churchyard are non-designated heritage assets
- Historic chimneys of significance
- Neutral
- Detrimental

*This plan is not to scale*

*The conservation area boundary is shown in red. (© Crown copyright and database rights 2021 Ordnance Survey 100019567)*

## LANDMARK BUILDINGS:

**A Hope Foundry and Hope House**

Hope Foundry and Hope House are together listed Grade II, recognising their special interest. The entrance was built c.1831 to 1850. Originally established in 1812 by Samuel Lawson as a 'Blacksmith and Maker of Flax Spinning Machinery', Hope Foundry emerged making machinery for the textile and twine industry. The buildings can be read almost as one, as both use a warm stone and red brick in their construction. The entrance range, however, is in a developed Greek Revival style, with a monumental, battered archway which formerly led into the works with the words 'Hope Foundry' in raised lettering above. The modern gates were created by George "SEN-1" Morillo, a graffiti artist from New York, add colour and vitality to the street scene and are a positive contribution to the listed building. They cleverly hide the utilitarian buildings to the rear of the foundry building. Hope House, built in 1910, is in the Baroque revival style; despite being of only two-storeys, its decorative frontage and corner location give this building an additional landmark presence.







### B Mabgate Mills

The mill complex has a significant presence at the northern end of Mabgate. Established in 1791 Samuel Blagbrough and Joseph and John Holroyd, initially as a cotton mill, it comprises buildings of various phases around a courtyard. The Mabgate elevation is five-storeys with a continuous and repetitive 28 bay frontage. This elevation is almost cliff-like and its position in relation to the street and other buildings lends the north end of Mabgate a canyon-like appearance. It is also a distinctive building in the approach from the east along Lincoln Green Road. It is unfortunate that the modern apartment block opposite is overly tall, challenging the scale of the mill.



### C St Patrick's Church

The church marks the eastern limit of the conservation area. Although not visible from other parts of the conservation area, it is a prominent building on the approach into the area from the Inner Ring Road (travelling west) and from Burmantoft Street.

The red brick church is Grade II listed with a continuous roof over the main body, an eastern porch and baptistry, side aisles and curved apse to the west. The large east window is particularly distinctive. Built in 1889-1891 by architect John Kelly, it administered to the Roman Catholics of the area for about 100 years. Made redundant in 2001, it is now used as a theatre store.

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**BUILDINGS WHICH ARE ARCHITECTURALLY SIGNIFICANT:**


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**D Former Yorkshire Bank**

Built in 1914, it was formerly the Circus branch of the Yorkshire Penny Bank. A vacant building and at risk, it occupies a prominent corner plot to Regent Street and Mabgate. The use of the neoclassical style incorporating elaborate decoration in stone is typical of bank premises, emphasising their solidity and reliability. The building has the potential to make a significant contribution to the area and act as a 'gateway' into the conservation area.

**E City of Mabgate**

This building forms an important connection with Mabgate's past. Formerly a pub, it was established in 1857, and occupies an important corner location, with a keyed-rendered gable end with arched moulded window and door surrounds with keystones, it is distinctive in the approach from the south. The Mabgate elevation is distinguished by a very fine green faience frontage to the ground floor with neoclassical decoration, incorporating the name 'City of Mabgate'

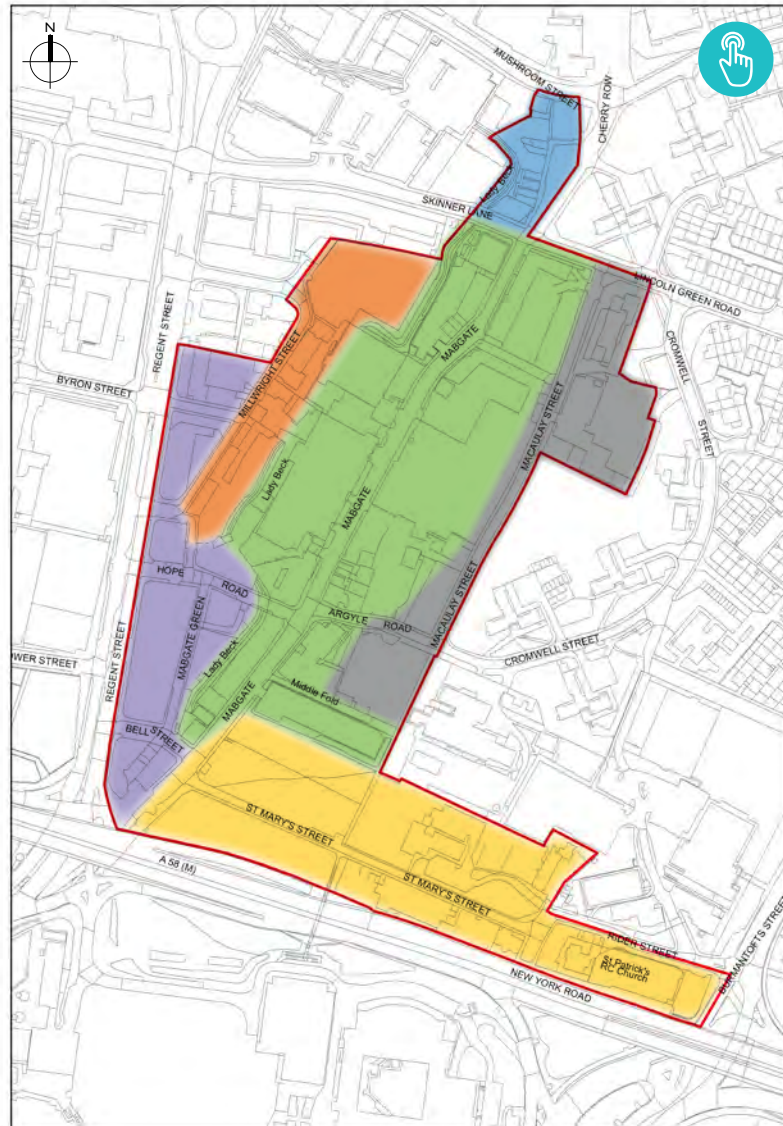
**F Regent House**

Regent House on Regent Street was probably built in the late 1930s, and represents Mabgate's early 20th century connections with the motor industry. Formerly the premises of Cox & Co. (Leeds) Ltd, it remained a car showroom, car repairs and servicing specialist for Hillman and Sunbeam Talbot motors for many years. Built in the popular Streamline Moderne style it also incorporates Art Deco features. The range of windows create a horizontal emphasis, whilst the two entrances bring a verticality to the composition. The corner spays are also characteristic of the early 20th century buildings on Regent Street. A visually prominent building due to its long street frontage, it could make a significant contribution to the character of the area if it were to be sensitively restored.

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## 5.6 CHARACTER AREAS

This section explores the character areas within the Mabgate Conservation Area. Further details of individual buildings can also be found with section [Audit of Heritage Assets](#).



**CHARACTER AREAS**

- Mabgate
- Regent Street
- Macaulay Street
- St Mary's
- Millwright Street
- Cherry Row

*This plan is not to scale*

Character areas (© Crown copyright and database rights 2021 Ordnance Survey 100019567)

## CHARACTER AREA I: MABGATE



## CHARACTER AREA SUMMARY

- Mabgate has a slightly sinuous quality as it follows the course of the Mabgate Beck, which was historically a vital water resource which attracted industries to the area.
- Its industrial roots give it a distinct character and variety in architectural form and scale.
- Modern development towards the northern and southern end are out-of-scale.
- 'Statement' buildings of Hope Foundry entrance and Hope House of impressive architectural quality, built to express the taste, quality and reliability of the owners and the foundry's products.
- Hard street edges relieved only by St Mary's churchyard at the southern end.
- The common building material is red brick, although stone features on the statement buildings and occasionally as dressings.

### BRIEF HISTORY

This area forms the historic core of the conservation area and is named after the road which follows the course of the Mabgate Beck. The Mabgate Beck was a vital water resource which attracted industries to the area. The area quickly expanded to become one of Leeds' major industrial areas. Mabgate is shown on Jeffry's plan of Leeds in 1771 with development at its southern end and by 1821 had been fully laid out between Quarry Hill and Skinner Lane.

In 1791 Mabgate Mills was opened by Samuel Blagbrough and Joseph and John Holroyd, initially as a cotton mill followed soon after by Samuel Lawson and his Iron Foundry and Flax Mill. These two businesses eventually dominated both sides of the street.

During the 20th century and 21st century, following the decline of the area's traditional industries, the principal buildings were converted to light industrial and commercial uses. For example, Hope House, having been for some years a centre for the jewellery trade, was adapted as education facilities and creative work spaces, whilst Mabgate Mills comprises office space, dance studios and gyms.



View of Mabgate looking south with derelict buildings on left with the entrance to St Mary's Street, then row of shops in 1919. On the right the City of Mabgate Inn is just visible. (Leeds Library & Information Services)



Entrance to New Church Place from Mabgate with Hope Foundry chimney behind, 1929. (Leeds Library & Information Services).



The Black Horse pub in 1964 with adjacent buildings (Leeds Library & Information Services)



Entrance to Mabgate Mills from Mabgate (no date). (Leeds Library & Information Services)

## DESCRIPTION

The industries which developed along the Lady Back have shaped the character of Mabgate. It has a distinctive industrial feel, which due to its piecemeal development is loosely arranged along Mabgate and features a variety of building types, dates and heights.

The urban character is emphasised by built frontages of former industrial buildings and high boundary walls built hard against the pavement. Frontages are not consistent and not continuous but interrupted by entrances into commercial yards or by open commercial lots. At its southern end, Mabgate opens up to St Mary's churchyard the only green open space in the conservation area.

At its centre are the buildings of Hope Foundry and Hope House. These are impressive architectural 'statements', built to express the taste, quality and reliability of the owners and the foundry's products. They are effectively frontages of offices which hide the utilitarian industrial buildings behind. The iconic gates were created by George "SEN-I" Morillo, a graffiti artist from New York, which add colour and vitality to the street scene.

Much of the Hope Foundry on the west side of Mabgate was redeveloped; replaced by the Cohen and Wilks complex, modern structures which make no contribution to the historic character of the conservation area. There is significant potential to improve this part of Mabgate.

Hope Foundry extended across to the east side of Mabgate in the latter half of the 19th century. This large site is partly terraced into the slope and contains a variety of industrial structures and large yard spaces. The site is currently under redevelopment as the new Mabgate Campus of Leeds City College. The site retains a number of non-designated heritage assets; of note are 66-70 Mabgate (formerly Studio 24), a series of late 19th century red brick buildings of several phases which fronted the works. Additionally, a chimney within the site should also be retained as part of redevelopment.

At the start of the 2nd World War, there were major concerns that like many other industrial areas Mabgate might be a bombing target. As a result many basements in the area were turned into makeshift bomb shelters. As a result, in the pavements outside both Hope Foundry and Mabgate Mills are the visible remains of the secondary means of escape from shelters; adjacent to the east façade of Hope House, for example, is a low concrete structure with a bricked up opening on its north side adjacent to the pavement. In addition, in open land on the east side of Mabgate at least one large purpose built underground air raid shelter was constructed. There is potential to reveal more about Mabgate's more recent history through the research and recording of these sites as part of current or future redevelopment projects or through the specific local history projects.

Mabgate funnels between Mabgate Mill, Mabgate Business Centre and a modern apartment block at the corner of Mabgate and Skinner Lane. The scale of Mabgate Mills and the modern apartment block lend this part of the street a canyon-like effect. Mabgate Mills is a significant landmark building in the conservation area and is described in more detail in [Section 5.4.4 Listed Buildings and Landmarks](#).

There is limited reference in Mabgate to worker's housing. They were originally located towards the northern and southern ends of the street, existing cheek-by-jowl with industry. Now in fragmentary form they are represented by the former public houses of the City of Mabgate Inn, the Black Horse Pub and the adjacent former worker's cottage.

Additionally, the vacant plots of Squirrel Storage parking lot (formerly New Church Place) and the lane of Middle Fold, are both important reminders of the once busy residential streets which ran at right angles to Mabgate, removed during the slum clearance. Modern apartment blocks are now a dominant feature of both ends of Mabgate, which do not reflect local scale and massing and lack reference to the history and development of Mabgate.

### Listed Buildings and Non-Designated Heritage Assets

- Hope Foundry and Hope House (listed Grade II)
- Mabgate Mills
- Former City of Mabgate Inn
- Former Black Horse Pub
- 93-95 Mabgate with mural Mabgate Mural
- Mertensia House
- Mabgate Business Centre
- 49 Mabgate (rear elevation)
- Culvert of the Mabgate Beck
- Nos. 62 and 64 Mabgate (late 19th century buildings, form a terrace with Black Horse)
- 66-70 Mabgate (Studio 24)
- 47 Mabgate (Leeds Architecture Awards 2007, restored with a sustainable focus)

### Neutral and Negative Buildings

- Aquatite House (formerly Cohen and Wilks on former Hope Foundry site)
- Modern residential apartments such as Mabgate House
- 72-74 Mabgate (former Redeemed Christian Church of God)

### Strengths

- Non-designated heritage assets of merit which add to the special interest of the conservation area.
- Retention of historic architectural features and detailing.
- Retention of the historic plan form.
- Variety of form

### Weaknesses

- Modern apartment blocks which do not reflect historic scale and massing.
- Graffiti.
- Lack of active street frontages.
- Lack a planting.
- Lack of quality street furniture.
- New developments challenging the street's special interest.
- Insensitive alterations such as uPVC windows and modern shop fronts.

### Character Area Recommendations

- Retain the variety of architectural design, height, scale and massing in Mabgate.
- Encourage the appropriate repair and restoration of surviving heritage assets.
- New buildings or roof extensions, where deemed appropriate, should respond to historic building heights (as identified in section 5.6.1) unless it can be demonstrated that exceeding those heights would not dominate the neighbouring buildings and the wider character areas in key views.
- Brick with stone dressings should be the predominant facing materials and elevations should have a vertical emphasis with solid dominating over window.

## CHARACTER AREA 2: ST MARY'S STREET



## CHARACTER AREA SUMMARY

- Contains the only green public space within the conservation area.
- The buildings are associated with the area's former places of worship; St Mary's and St Patrick's.
- Sinuous road provides evidence of the historic street pattern.
- Back lane character, features rear elevations of buildings.
- Narrow highway with building's placed hard against the narrow pavement.
- Cohesiveness - the buildings are predominantly red brick late 19th century / early 20th century.
- Stone wall and former school and vicarage date to the early 19th century. In contrast to the later buildings of this character area, they are in the neo-gothic style and built in stone.



### BRIEF HISTORY

St Mary's Church was erected in the early 19th century in response to the 1818 Church Building Act which provided grant money to establish churches in areas of increasing population. Built on the highest point of the conservation area, it served the citizens of Mabgate and Burmantofts for 150 years. A school and vicarage were constructed behind, the former was replaced in 1906 with a larger building on the south side of St Mary's Street (now Emmaus). The church was demolished in 1979, but the churchyard (a cholera burial ground) remains as the only green space in the conservation area.

Housing developed along St Mary's Street and Rider Street in the early 19th century. Rider Street was originally a dead-end lane serving a courtyard development and only accessible from Burmantofts Street.

St Patrick's Roman Catholic Church was built in 1891 to designs of architect John Kelly. A complex of associated buildings was constructed nearby between 1890 and 1906, including the presbytery, a convent (originally designed for the sisters of Charity of St Paul) and St Patrick's YMS Rooms. St Patrick's was a practicing church until 2001 when it became a workshop/storage space for West Yorkshire Playhouse.



Quarry Hill 1906 with St Patrick's Church, the presbytery and St Patrick's YMS Rooms behind (Leeds Library & Information Services).



St Patrick's Church seen from Rider Street, 1922. Note the houses built hard against the north elevation (Leeds Library & Information Services).



St Mary's Church taken shortly before it was demolished in 1979. Note the cobbled remains of New Church Place in the foreground (Leeds Library & Information Services).



The dead-end of Rider Street c.1900 (Leeds Library & Information Services).

## DESCRIPTION

St Mary's character area forms the south and south-eastern boundaries of the conservation area. It is predominantly associated with places of worship and educational establishments. It also contains the only public green space, St Mary's churchyard. The character area is dominated by the Inner Ring Road which defines the southern boundary.

Topography is an important aspect of the character area providing views across Mabgate and the city. St Mary's Street rises steeply uphill from its junction with Mabgate. The large mature trees of the churchyard provide a green backdrop. The stone steps from Mabgate mark the historic processional pathway which rose up hill towards the church, although the pathway is now lost. The churchyard is crossed by a pedestrian route where it connects with a modern footbridge over the Inner Ring Road to Quarry Hill. The path and pedestrian footbridge allow important connectivity between the area and the city.

Formerly lined with domestic houses, St Mary's Street is now characterised by its open quality until it reaches the brow of the hill. The narrow street is channelled between the former school (now Emmaus) and the stone wall of the churchyard, now the grounds of the Leeds Society for Deaf and Blind People. The buildings are constructed against the back of the narrow pavement. The Leeds Society for Deaf and Blind People is a neutral building within the conservation area but occupies the footprint of St Mary's Church. The boundary wall is a significant feature and connection to the area's past.

Associated with the church was a school and vicarage, now amongst the oldest buildings within the conservation area. Built on Church Lane, they were probably constructed soon after the church. Their materiality and architectural style are in contrast to surrounding buildings in the character area, utilising stone in the neo-Gothic style. Appropriate fenestration should be encouraged to improve the appearance of these buildings.

St Mary's Lane is essentially a back lane, mainly featuring the rear of a complex of buildings on its south side. As such, architectural embellishment, such as stone dressings, date stones and canted bay windows are hidden from view but can be appreciated from the Inner Ring Road. This also means that the former St Patrick's YMS Rooms, now St Patrick's Studio, has the appearance of a warehouse or former industrial building due to its scale and lack of architectural embellishment. The buildings along with St Patrick's Church have a cohesive quality due to their historic association and to the use of a similar palette of materials and scale.

Despite their modernisation and loss of original features, the buildings of Emmaus, (formerly St Peters C of E School), the presbytery (now an arts hostel) the former convent now Convention House, and St Patrick's YMS Rooms, make a valuable contribution to the character of the conservation area.

St Patrick's Church is Grade II listed, an indication of its significance. It marks the most eastern point of the conservation area and is described in more detail in [Section 5.4.4 Listed Buildings and Landmarks](#).

## Listed Buildings and Non-Designated Heritage Assets

- St Patrick's RC Church, Rider Street, Grade II listed.
- Former St Mary's Vicarage and attached St Mary's Hall.
- East Street Arts – former Parochial Hall and St Patrick's YMS Rooms, and adjacent Presbytery (now arts hostel).
- Former boundary and railings of St Mary's churchyard.
- Convention House, St Mary's Street.
- Former St Peter's Church of England school, now Emmaus, St Mary's Street.
- Recumbent grave stones in St Mary's churchyard

## Neutral and Negative Buildings

- Leeds Society for Deaf and Blind People in location of St Mary's Church.
- Footbridge over the ring road/fly-over.

## Strengths

- Non designated heritage assets of merit which add to the special interest of the conservation area.
- Retention of some historic architectural features and detailing.
- Retention of the historic plan form although truncated.
- Features the only green open space in the conservation area providing the opportunity to improve the green space of St Mary's churchyard with additional planting and furniture.

### Weaknesses

- Traffic and noise of the Inner Ring Road.
- Poor surfacing.
- Prevalence of parking restriction poles and signage.
- Prominent satellite dishes and TV aerials.
- Graffiti.
- Poor condition of former RC church.
- Use of razor wire and modern poor quality security railings.
- Lack of benches and litter bins.
- Prevalence of uPVC windows.
- Pedestrian guard-rails to Emmaus are of low quality.

### Character Area Recommendations

- Any new buildings adjacent to St Mary's churchyard, if felt appropriate, should respect and respond to the churchyards' history and formality, and retain its openness and key sight lines across the area.
- New buildings or roof extensions, where deemed appropriate, should respond to historic building heights (as identified in [Section 5.6.1](#)) unless it can be demonstrated that exceeding those heights would not dominate the neighbouring buildings and the wider character areas in key views.
- Brick should be the facing materials.
- Reinstating the processional footpath within St Mary's churchyard and other improvements such as new planting, seating and litter bins.
- Encourage the appropriate repair and restoration of St Patrick's church

## CHARACTER AREA 3: MACAULAY STREET (WITH ARGYLE ROAD)



## CHARACTER AREA SUMMARY

- Macaulay Street has a backstreet character with the rear walls of the former Hope Foundry site to the west and Mabgate Mills to the north.
- The street is dominated by modern high-rise developments to the north and east but also provide green open spaces on the conservation boundary.
- Topography allows for interesting views across roof tops to the west and down Argyle Road.
- The street demonstrates the development of Mabgate from an industrial area to an area of mixed use and high rise development.

### BRIEF HISTORY

Macaulay Street is not shown on the OS 1846-1847 six-inch map but was probably laid out soon after following a former property boundary. By 1889 the street was lined with industrial buildings and back-to-back housing. The site of Ralls Gym and Mabgate Motors dates to the later 19th century and early 20th. Surviving buildings are shown as the Globe Match Works (OS 1889-1890) and later as the London Works a cloth shrinkage works (OS 1915-1919). Argyle Road was laid out as a relief road at some stage between 1890 and 1902 connecting it to Mabgate. The area was allocated for slum clearance in the 20th century and Cromwell Heights was erected in 1959. The electricity sub-station at the northern end was erected at about the same time.



No. 1 Macaulay Street (north end) before demolition in 1956. Now the location of the electricity substation.  
(Leeds Library & Information Services)

## DESCRIPTION

Macaulay Street runs parallel to Mabgate following a 'ridge' of higher ground, sloping down to the busy highway of Lincoln Green Road, providing long-range views along its length from the south. The street has a backstreet character, running along the rear of the former Hope Foundry site, now undergoing redevelopment by Leeds City College. No houses remain, and the walls and buildings to the rear of the former Hope site provide a solid physical and visual barrier, with tantalising glimpses of structures. In contrast, the east side the street is open to the high rise development of Cromwell Heights. Although the buildings dominate Mabgate, they also provide some green space on the eastern boundary.

Mabgate Mills is a key heritage asset at the northern end of the street, whilst the buildings of Rall's Gym and Mabgate Motors opposite incorporate a number of former industrial structures which have potential for improvement. Two chimney bases can be seen. Additionally, a number of two-storey brick buildings within the former Hope Foundry site which face onto Macaulay Street (2a and 8b) should also be considered as heritage assets with potential to add value to the conservation area.

At the junction of Macaulay Street and Argyle Road is a workshop of two-storeys with irregular openings and asbestos-tiled roof (Gainz Station (Gym) and Regam Electric Ltd) probably constructed in the mid-20th century. The buildings are currently of limited architectural interest.

At its southern end, Macaulay Street meets Cromwell Street and Argyle Road, and continues steeply down to Mabgate. The brick boundary walls with razor wire or security railings are an unfortunate dominant characteristic of the street. As it drops down the hill towards Mabgate there are significant long-distance views towards the city to the west.

## Listed and Non-designated Heritage Assets

- Mabgate Mills
- Mabgate Tyres/Rall's Gym
- 2a Macaulay Street
- 8b Macaulay Street

## Neutral and Negative Buildings

- Modern element of Mabgate Mills facing Macaulay Street
- Electricity sub-station
- Gainz Station (Gym) and Regam Electric Ltd

## Strengths

- Retention of some historic architectural features and detailing.
- Retention of the historic plan form.

## Weaknesses

- Poor surfacing
- Graffiti
- Poor condition of Mabgate Motors and Ralls Gym
- Use of razor wire and modern poor quality security railings
- On street parking

## Character Area Recommendations

- New buildings or roof extensions, where deemed appropriate, should respond to historic building heights (as identified in [Section 5.6.1](#)) unless it can be demonstrated that exceeding those heights would not dominate the neighbouring buildings and the wider character areas in key views.
- Brick and render should be the facing materials.
- Retain the open green space on the eastern boundary.
- Encourage the repair and restoration of surviving heritage assets.
- Encourage the removal of razor wire and installation of suitable alternatives.

## CHARACTER AREA 4: CHERRY ROW AND MUSHROOM STREET



## CHARACTER AREA SUMMARY

- Cherry Row / Mushroom Street is a small area of commercial units and shops.
- On rising ground above Skinner Lane with views down into Mabgate.
- The area historically comprised back-to-back housing, whilst industry was concentrated along the Mabgate Beck.
- Historic buildings comprise a former chapel, a former slate works and terraced houses.
- The buildings are a mixture of red brick, painted render and modern materials.

### BRIEF HISTORY

Mushroom Street and Cherry Row lay on the periphery of Charles Fowler's 1821 Map of Leeds. However, by 1846-1847, significant development had taken place and the area was populated by industry and back-to-back housing. In 1889-1890 chemical works had been established on either side of the Mabgate Beck, with a slate works built around the outer curve of the watercourse. Adjacent a Wesleyan Methodist chapel had been constructed, perhaps replacing an earlier chapel. Terraced houses and a pub occupied the west side of Cherry Row.

The slate works were converted in 1912 into a cinema, the Olympia Picture Hall. It was prone to flooding from the Mabgate Beck and closed in 1934. The premises have since been occupied by a warehouse, a clothing factory and latterly a place of worship.

By the 1950s the Methodist Chapel had been converted into an engineering works and the area was undergoing significant slum clearance and the erection of new high-rise housing. The terraced houses on Cherry Row were converted into shops, and the former chapel remains a commercial unit. The public house was demolished in the late 20th century and the site remains undeveloped.



The view along Upper Cherry Street towards the Methodist Chapel c.1950. (Leeds Library & Information Services)



The corner of Mushroom Street with Cherry Row 1939. The chapel lies to the right. (Leeds Library & Information Services)



## DESCRIPTION

This small character area defines the northern extent of the conservation area and is an area largely of commercial units. This end of the character area is dominated by the high-rise flats of Cherry Court, but its topography allows for views down to Mabgate Mills. The terraced houses of 1-7 Cherry Row are rendered brick and are probably late 19th century, though heavily altered with modern windows and modern shop fronts, they represent the remains of now rare 19th century housing in the conservation area. In front is an area of hard landscaping utilised for car parking.

The former slate works, now a place of worship, is best viewed from Skinner Lane. It occupies the curve of the Mabgate Beck giving the roof its unusual shape. It is of three-storeys and constructed in red brick with a modern tile roof, it has a regular pattern of windows with brick segmental heads (now with modern windows). The modern street frontage is modern and of no interest.

The former Methodist chapel (11a and 13a Cherry Row) is a two-storey, red-brick building with asphalt roof coverings. Gabled to Mushroom Street, the building features a stone arched window now heavily altered with modern shop fronts inserted below. The west elevation features three similar tall arched windows evidencing its former use as a chapel. The Cherry Row gable end is now heavily disfigured with modern shop fronts and unrecognisable as an historic building, but has potential for significant improvement.

## Non-Designated Heritage Assets

- Rear of 9 Cherry Row (former slate works and cinema)
- 1-7 Cherry Row (mid- late 19th century terrace)
- Chimney to commercial units on Mushroom Street
- Former Methodist chapel, 11a and 13a Cherry Row

## Neutral and Negative Buildings

- Modern frontage to 9 Cherry Row
- Commercial units on Mushroom Street

## Strengths

- Retention of some historic architectural features and detailing.
- Retention of the historic plan form.

## Weaknesses

- Modern shop fronts and signage.
- Use of security roller shutters.
- On street car parking.
- Poor surfacing.
- Graffiti.
- Poor condition of historic buildings.
- Use of razor wire and modern poor quality security railings.

## Specific Character Area Recommendations

- Encourage the repair and restoration of surviving heritage assets - in particular the former Methodist Chapel.
- New buildings or roof extensions, where deemed appropriate, should respond to historic building heights (as identified in [Section 5.6.1](#)) unless it can be demonstrated that exceeding those heights would not dominate the neighbouring buildings and the wider character areas in key views.

## CHARACTER AREA 5: MILLWRIGHT STREET



## CHARACTER AREA SUMMARY

- Millwright Street has an intimate backstreet character running to the rear of buildings which face Regent Street.
- It features historic industrial buildings of two- and three-storeys.
- Narrow streets and pavements.
- Surviving historic cobbled surfaces and street furniture.
- Buildings are positioned against the street edge.
- Out of scale new residential apartments dominate the northern end.

### BRIEF HISTORY

Byron Street Mills was established on the west bank of the Mabgate Beck by Mark Walker in 1832. Back-to-back housing was laid out in the area soon after. The street is shown in its full extent on the 1889-1890 OS 25-inch map as an extension of what is now Mabgate Green. Further industrial buildings existed in the location of Ahlux House by this time. Byron Street Mills is shown on the 1902 Goad Insurance plan as a boot factory, tyre, clothing and leather factory. The back-to-back housing to the west of Millwright Street was demolished in the early 20th century and commercial buildings mainly relating to the car industry and ready-made clothing industry were built in their place.



Millwright Street in 1945 viewed from Regent Street showing Byron Street Mills, occupied by Max Villiers Costumiers and P. Taylor and Sons, Toy Merchants. (Leeds Library & Information Services)



Byron Street Mills 1945. (Leeds Library & Information Services)



View of the business of Sim Stankler & Co. Ltd. (now Silvertons) based at Byron Street Mills, 1974. Note the bollard. (Leeds Library & Information Services)

## DESCRIPTION

The Millwright Street character area lies to the rear of buildings which face Regent Street. It comprises Millwright Street and all the buildings which lie between it and the Mabgate Beck, including the former Leeds Building College site. The street is characterised by small industrial buildings of two- and three-storeys positioned against the narrow street edge, although the character changes towards the northern end where there are modern residential apartments and the vacant plot of the Leeds City College campus.

The street is narrow, and a one-way-system is therefore in place. Evidence of the area's development and existence of back-to-back housing can be traced within the modern street pattern and remnants of cobbled surfaces. The street retains its intimate and gritty industrial character and remains largely in light-industrial uses.

Of particular interest to the character of the area are the buildings of Byron Street Mills. Now in a variety of uses, the buildings aligned to Millwright Street are amongst the oldest in the conservation area, potentially dating to the early 19th century. Unlike Mabgate Mills, the buildings are modest in scale, of two- and three-storeys, and arranged in a 'U' shape around a small courtyard. The buildings are generally utilitarian in appearance and lack architectural details. The regular arrangement of windows to Millwright Street have industrial-style lights and generally arched heads. The eastern workshop which dates to c.1900 is particularly distinctive and visible from the surrounding streetscape. It has a saw-tooth, north light roof with prominent arched windows to the top floor and elsewhere large industrial multipaned windows. Despite alterations and the poor external condition, the buildings have great potential to add further to the character of the conservation area.

## Non-designated Heritage Assets

- Former Byron Street Mills
- 'Hope Cottage'
- Service House

## Neutral Buildings

- Ahlux House, 1-44 Millwright Street

## Strengths

- Retention of historic buildings and architectural features.
- Retention of the historic plan form.
- Surviving cobbled surfaces.
- Surviving street furniture.

## Weaknesses

- Poor quality surfacing.
- Graffiti.
- On street car parking.
- Rear view of buildings on Regent Street including security fencing and customer car parking.
- Poor external condition of many historic buildings.
- Security grilles to Hope Cottage and modern gates with razor wire to Service House.
- Modern apartment blocks do not reflect the scale of buildings on Millwright Street.

## Character Area Recommendations

- Retain the intimate industrial character of Millwright Street.
- Encourage the appropriate repair and restoration of surviving heritage assets.
- New buildings or roof extensions, where deemed appropriate, should respond to historic building heights (as identified in [Section 5.6.1](#)) unless it can be demonstrated that exceeding those heights would not dominate the neighbouring buildings and the wider character areas in key views.
- Brick should be the predominant facing material in any new design with elevations should have a horizontal emphasis with solid dominating over window.

## CHARACTER AREA 6: REGENT STREET



## CHARACTER AREA SUMMARY

- Regent Street defines the western boundary of the conservation area.
- It has a distinctive, open character facing onto a wide but busy highway.
- Unified frontage of distinctive architecturally composed two-storey inter-war buildings of brick and render with Streamline Moderne and Art Deco characteristics and corner splays.
- The southern end is terminated by the curving frontage of the Yorkshire Bank building.
- Historically, it featured back-to-back housing which were replaced in the first half of the 20th century by commercial buildings largely relating to the car industry.
- An important illustration of slum clearance and the city's reimagining of itself through sleek modern architecture.
- Views into side streets offer glimpses of the conservation area.

## BRIEF HISTORY

Regent Street was first laid out in the early 19th century, and by the latter half of the century was an important link between the city and the north of Leeds. Lying to the west of Mabgate, it largely comprised a grid pattern of back-to-back worker's housing.

The widening of this road and slum clearance in the early 20th century saw the construction of commercial buildings associated with the emerging motor industry and sometimes appropriately constructed in the Streamlined Moderne style inspired by Art Deco predecessors. The street remains an important illustration of slum clearance and the city's reimagining of itself through sleek modern architecture.

Today, the area is regarded as 'Regent Street Corridor' due to its width, length and access into the city, and supports retail outlets, storage warehousing and offices.



Looking north along Regent Street in 1945. (Leeds Library & Information Services)



The ATS building on Mabgate 1938 former premises of the British United Shoe Machinery Company. (Leeds Library & Information Services)



The ATS building on Regent Street with the attached Yorkshire bank in 1948. (Leeds Library & Information Services)



Vehicle showroom of Cox & Co. (Leeds) Ltd. on Regent Street in 1948 (now Squirrel Storage). (Leeds Library & Information Services)



Regent Street looking north in 1944 with 22 Regent Street to the left before it was extended and a storey added. (Leeds Library & Information Services)



The Dunlop Tyre Depot of Marsham Tyre Co. Ltd. on Regent Street in 1948 (now UCKG Help Centre, Leeds)

## DESCRIPTION

Regent Street defines the western boundary of the conservation area, taking in the buildings on the east side of the street, parts of Millwright Street, Byron Street, Hope Road, Bell Street, Mabgate Green and lower end of Mabgate. It comprises early 20th century commercial development.

Regent Street is commonly regarded as 'Regent Street Corridor' and is a four-lane highway which provides a sense of movement and noise, as well as a physical barrier for pedestrians and cyclists to negotiate. The consistency of building styles, scale and materials lends this part of Regent Street a cohesiveness. Buildings are mainly two or three-storeys with flat roofs and long frontages with corner splays. They have large ground floor shop windows, although 22 Regent Street is the exception. Upper floor windows are arranged to give a horizontal emphasis. Despite the shop fronts, there is a distinct lack of activity, with many fronts shuttered, boarded or with privacy film. The dominant material is red brick, which is often painted or rendered. Views into the side streets from Regent Street offer glimpses of the conservation area.

Key buildings are Regent House (Squirrel Self Storage) which is a long sleek building with Streamline Moderne and Art Deco influences. It was originally a Hillman & Sunbeam car showroom and repair workshop owned by Cox & Company. It retains a number of historic metal framed windows. To the rear is a car ramp to the roof-top car park, possibly installed in the 1960s, which adds character to views down Mabgate Green.

At its southern end, the former Yorkshire Penny Bank is also a distinctive early 20th century neo-classical building with potential for restoration to be a 'gateway' building into conservation area.

Other buildings of interest include the c.1935 ATS building at the end of Mabgate, built following the clearance of housing and the former premises of the British United Shoe Machinery Company. Architecturally of interest, it occupies a prominent corner position which is highly visible from St Mary's Street. It is a modern, two-storey building with flat roof, incorporating classical details and Moderne features. Despite its poor external condition, the building retains its original metal framed windows and possibly its timber entrance door (visible in 2019) beneath the security cover.

To the rear of Regent Street are backstreet areas which largely feature security car parking and are busy during the day with car repair services. Streets are narrow with poor quality surfacing throughout.

### Non-designated Heritage Assets

- Regent House (Squirrel Self-Storage)
- 12 Regent Street
- 16-20 Regent Street
- 22 Regent Street
- Hope Road bridge
- Yorkshire Penny Bank
- ATS Euromaster Building, 2 Regent Street
- Former ATS Euromaster's building on Mabgate

### Neutral or Negative Buildings

- 5 Hope Road, KD Brothers Car Recovery Service
- 37 Mabgate Green

### Strengths

- Retention of historic buildings and architectural features.
- Open character and consistency of architectural form.

### Weaknesses

- Overly-large signage.
- Graffiti.
- Poor external condition of some buildings.
- Lack of planting.
- On-street parking.
- Security car parking on Mabgate Green.
- Hard landscaping and poor overall condition.

### Specific Character Area Recommendations

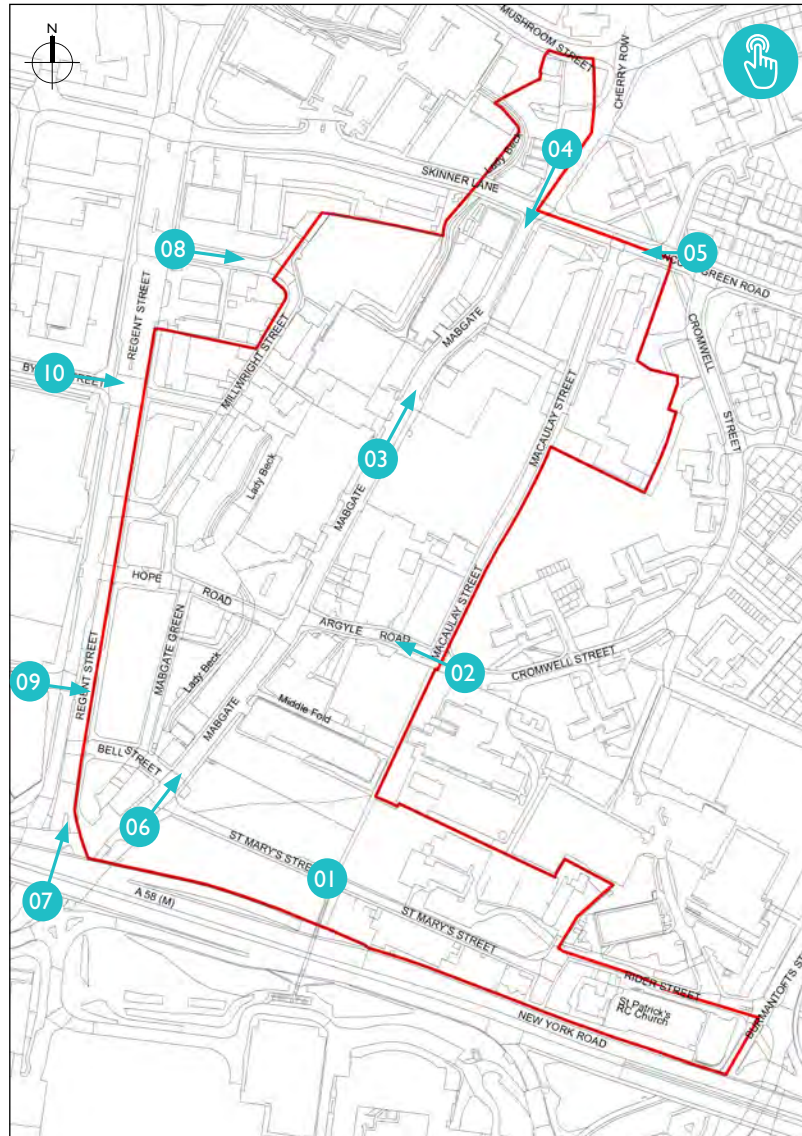
- Retain corner splays, and replicate in any new designs where appropriate.
- New development should have a horizontal emphasis, where window dominates over wall.
- Light render or brick should be the dominant facing materials in any new design.
- Encourage the repair and restoration of the former Yorkshire Bank and ATS buildings.
- Roof extensions, where deemed appropriate, should be set back from the façade, and be proportionate to the existing historic building height.
- New buildings or roof extensions, where deemed appropriate, should respond to historic building heights (as identified in [Section 5.6.1](#)) unless it can be demonstrated that exceeding those heights would not dominate the neighbouring buildings and the wider character areas in key views

## 5.7 VIEWS

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape or city-scape, or it may tell the narrative of how a place has evolved over time. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

Mabgate's local topography allows for dramatic views of the wider city across and from within the conservation area. Views selected in this section may also be interesting for the heritage assets within them or aid in the understanding of the history of Mabgate. Key views are discussed below and indicated in the plan adjacent. An absence of a particular view does not mean it is without value. Additionally, over time more views may open up, and other will change or be lost.

As described above, views identified here are selected to aid in the identification of the nature and character of the area. Proposed changes within or on the boundary of the proposed conservation area, should be considerate of any potential harmful or positive impact it may have on these defined views.



**VIEWS PLAN**

- View Point
- View Direction

*This plan is not to scale*

Key Views with the conservation boundary in red



One of the most dramatic views within the conservation area is from St Mary's Street looking north-west across the Mabgate and the city beyond (view 01). This is a rare panoramic view, which takes in the churchyard of St Mary's to the right, the former ATS building on Mabgate at the base of the hill and roof of the former Yorkshire Bank. Above and across Regent Street the view captures the rear of Merchant's House, above which rise modern tower blocks on the skyline.

The view down Argyle Road is less panoramic (view 02), with the residential block on Mabgate to the left and high walls enclosing the former Hope Foundry site on the right, funnelling the view. But the view is almost as dramatic, providing a bird's eye view of Hope House on Mabgate. The drama and juxtaposition of old and new is further enhanced by the modern tower blocks on the skyline which rise above the buildings on Mabgate.

Other important views are along Mabgate which best capture its industrial character (view 03 and 4). View 03 includes the Mabgate Mural which adds to the street's unique character. Behind rises Mabgate Mills and Mabgate Business Centre where the course of the street narrows. The views from the north looking in the opposite direction captures the canyon effect created by these two buildings and their positioning along the narrow street. View 05 also captures the rear of Mabgate Mills from the edge of the conservation area, again emphasising the utilitarian and industrial character of Mabgate Mills from a different angle. The approach along Lincoln Green also provides views into the courtyard and captures the repetitive nature of the elevations.

From the southern end of Mabgate, there is an excellent view facing north-east taking in the City of Mabgate Inn (view 06). Although the buildings to the left provide a hard edge, the open leafy churchyard to the right softens the view. The view captures the architectural diversity and variety of form and scale within Mabgate.

Regent Street and the south-west corner of the conservation area are represented in view 07. The Yorkshire Bank provides a dramatic entrance point into Mabgate from the city which would make a significant contribution were it to be restored.

Views into the conservation area may also be glimpsed by pedestrians or car passengers travelling along Regent Street. View 08 is particularly interesting as it captures Mabgate from a rarely seen vantage point, following the demolition of a Leeds City College building. The rear of the Mabgate Business Centre, Mabgate Mills and the Mabgate Mural are all captured in this view.

There are also a number of significant funnelled views from Regent Street; view 09 looking east along Bell Street captures the gable end of the former City of Mabgate Inn with the verdant churchyard behind, whilst view 10, looking east along Byron Street, captures the distinct buildings of Byron Street Mills.

VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06



VIEW 07



VIEW 08



VIEW 09



VIEW 10



This part of the document provides analysis of the current challenges and opportunities facing Mabgate today and in particular conserving and enhancing the areas historical and industrial legacy. Recommendations are identified within the [Management Plan](#).

### 6.1 BUILDING CONDITION, VACANCY AND NEGATIVE BUILDINGS

The condition of many historic buildings within the proposed conservation area is generally fair to poor with many suffering from an ongoing lack of maintenance leading to a deterioration fabric and poor external appearance. A number of neglected and vacant buildings are at risk of rapid deterioration.

Of particular concern are a number of prominent buildings which are having a significant impact on the area. At present traffic and pedestrians are greeted at the southern end of Regent Street by the vacant and boarded up former Yorkshire Bank and the attached former ATS building. The Yorkshire Bank is a significant structure which has potential to make an attractive 'gateway' into Mabgate. Also of concern is the former ATS building at the end of Mabgate. Their restoration and re-use have the potential to improve the appearance of the area and bring a new vitality to the southern end of Mabgate.

There are also a series of historic buildings, which although in use, their exterior condition is a cause for concern, and would benefit the appearance of the area through sensitive maintenance and repair. These include the former chapel on Mushroom Street / Cherry Row and Mabgate Motors / Rall's Gym on Macaulay Street. A prominent building on Regent Street, Regent House, would also benefit from significant maintenance and repair.

There are also opportunities to improve the appearance of the conservation area through the replacement of neutral or negative buildings with more sympathetic and appropriate designs.



*The former Yorkshire Bank; vacant and roofless*

## 6.2 PUBLIC REALM AND GREEN SPACE

The quality of the streetscape and public realm is a particular issue in the proposed conservation area and there is significant potential for improvement. Whilst the resurfacing of Mabgate (the street) has been recently undertaken as a traffic calming measure and to improve its appearance, road and pavement surfacing elsewhere remain poor. There is an opportunity to reintroduce historic surfaces where appropriate and restore those which already exist in fragmentary form in areas like Millwright Street.

### 6.2.1 Anti-social behaviour

Public spaces should be attractive and safe for users. Graffiti is a significant issue in Mabgate. Graffiti can cause permanent damage to buildings, can be unsightly and also impact on the psychologically of users and residents. There are opportunities to significantly improve the proposed conservation area through its control through improved lighting, the use of CCTV and more active street frontages giving a natural surveillance to the streets of Mabgate. Other opportunities exist through the provision of 'graffiti walls' - areas provided by the Council where artists are allowed to express themselves legally – and to work with local graffiti artists to create further Mabgate 'murals', which celebrate the history of the area.

Along with graffiti, other types of antisocial behaviour are also an issue in this inner-city area. Fly-tipping, litter and property damage are common. One significant step forward would be for the council to provide adequate numbers of municipal rubbish bins in public areas and green spaces. As the area undergoes regeneration and streets become more 'active', so anti-social behaviour may be reduced.



*Graffiti St Mary's character area*



*Rubbish, graffiti and poor public realm within the Regent Street character area*

### 6.2.2 Street furniture

Street lighting throughout Mabgate is modern. There is potential to improve the appearance of the area through adequate lighting provision, and through appropriate historic-style lanterns. Consideration should be given to reducing street clutter by wall-mounting street lamps, particularly within the narrower streets.

Along with lighting poles, street signage should be consolidated. There is potential for multiple poles to be consolidated into one with signs sharing a single pole, aiding the de-cluttering of the already restricted pavements. There is also potential to reduce the significant number of parking restriction signs in areas like St Mary's.

The establishment of a conservation area should encourage an appropriate, co-ordinated scheme for street furniture, lighting and surfacing treatments to give a coherent and more visually pleasing appearance to the public realm. Telegraph poles are inappropriate in an urban environment and add to the clutter on Mabgate and Macaulay Street. The use of bollards should be kept to a minimum and the design should be adopted from the existing Millwright Street example. Municipal bollards, guard-rails, street lighting columns, seating and bins in modern materials should be replaced where appropriate with those of traditional or bespoke designs and materials. There is a good survival of traditional street name signage which should be preferred over modern street signage.

Additionally, the survival of traditional railings e.g., the Hope Foundry and Mabgate Mills, gives the opportunity to improve the appearance of the public realm and these significant buildings through their repair and restoration. More traditional or appropriate railings or green planting should be encouraged throughout the conservation area, replacing poor quality fencing, razor wire and security fencing.

The Mabgate Mural, Hope Foundry graffiti and the Emmaus street art add to Mabgate's unique character. With the burgeoning creative arts scene in Mabgate there is an opportunity to work with local communities to celebrate the heritage of the area and introduce other examples of public art further enhancing the experience of the Mabgate's streetscape.



A proliferation of poles at the southern end of Mabgate



Electricity substation, signage, telegraph pole, bins and storage container, Mabgate Green



Bin and telecoms cabinet in a poor condition, Regent Street character area

### 6.2.3 Parking

On street parking and in particular, parking on pavements is encountered throughout Mabgate. There is the potential that the regeneration of Mabgate may result in increased traffic issues of on-street parking. There are opportunities to manage this activity as a consideration within new development schemes, through increasing the number of no parking zones, installing bollards and increased parking enforcement. New controls should, however, allow sufficient disabled and accessible parking within any new scheme.

### 6.2.4 Green space and planting

There is an opportunity in Mabgate to improve the quality and interest of the streetscape through increase planting. With limited green space in Mabgate, there is an opportunity for tree planting, particularly along Regent Street, carefully chosen areas of Mabgate and in Macaulay Street. Well-designed planters where tree planting is inappropriate should also be considered. However, there is potential to impact on the character of some streets where a lack of greenery contributes towards their industrial character. The location, amount and type of planting should therefore be carefully considered in every case.

As part of the greening of this inner city area, green courtyard spaces and trees should be part of new residential and commercial development in Mabgate, and a few good examples already exist. There is also an opportunity to ensure that St Mary's churchyard is appropriately managed, and that succession planning is in place for the more mature trees. Additional public realm could be created at the southern end of Mabgate (the street) adjacent to the former ATS building.

### 6.2.5 Mabgate Beck

The Mabgate Beck has historically been a significant water course. Today it is largely forgotten, though it remains an important element of flood defences for Leeds. Whilst access may not be possible to the water course, there is significant potential to create a 'green corridor' through the conservation area. and make the water course a more prominent asset. Whilst it may

not be possible to de-culvert the watercourse, there is potential to repair and restore stonework, remove invasive planting and plant appropriate alternatives, improve accessibility by working with landowners to create pedestrian footpaths and crossings, and create interpretive signage to improve understanding and appreciation of the heritage asset.



*Inconsiderate parking on pavements*



*The Mabgate Beck – a potential green corridor*

### 6.3 NEW DEVELOPMENT

The City Council recognises that for Mabgate to regenerate and to retain a vibrant and sustainable community, residential uses should be encouraged alongside commercial activities. Prior to the designation of a conservation area in Mabgate, new development has taken place within Mabgate, largely through the clearance of buildings in commercial or light industrial use. Significant development is also taking place to the south of Mabgate within Quarry Hill which will further impact on the appearance and character of Mabgate. Development of the former Hope Foundry site on the east-side of Mabgate is now inevitable, and the vacant plot to the north of Millwright Street, is a prime development site. Added to this, there are potential future pressures within Mabgate for the redevelopment of vacant industrial units or surface car parking plots and the replacement of buildings with limited or neutral benefit to the special interest of the area.

Modern development within and in the setting varies in its successful integration within the proposed conservation area. For example, the residential developments at the northern end of Millwright Street create a canyon-like effect due to their scale and position in relation to the street edge, although the use of brick is appropriate, the texture and choice of a more orange palette are at odds with the historic context. However, that of Ahlux Court rather more successfully integrates by being broken into two units, has a pleasant green forecourt, windows at ground floor, and is orientated perpendicular the street edge, where one unit partly steps down in height marginally reducing its impact. Although not altogether appropriate in scale, it is one of the more successful developments.



*Millwright Street new development*

### 6.4 ENGAGEMENT WITH MABGATE'S HERITAGE

It has been demonstrated that there is an increasing interest and engagement in Mabgate's past and a concern for its future. There are opportunities to build upon this, to continue the present research of Mabgate's history and to disseminate this information online or through physical interpretation boards on the ground.

It is important that dialogue is maintained with existing local interest groups and stakeholders associated with the conservation area. Additionally, developing partnerships with local schools and colleges would draw in a new generation of stakeholders of Mabgate's heritage beyond those who have a current interest. There are also opportunities to encourage further programmes of gathering and sharing people's memories of the Mabgate, capturing its social heritage for posterity.

Engaging with the local community is also valuable as this can increase civic pride, assist in sharing the story of Mabgate to younger generations and, importantly, increasing capacity to look after its heritage. The conservation area benefits from a mixed community of residents, businesses, students and visitors. However, there are issues with anti-social behaviour which has negatively impacted on the experience of other users. There are opportunities to improve perceptions of the area through engagement with the community using Mabgate's heritage as a starting point for other wellbeing initiatives.



### 6.5 UNSYMPATHETIC ALTERATIONS

The conservation area designation brings about increased control as to what changes can be made to buildings in the area. A lack of past controls within Mabgate has led to significant unsympathetic alterations to historic buildings such as:

- The replacement of traditional slate roofing materials with concrete tiles
- The use of hard cement pointing
- Inappropriate rendering or painting of historic buildings
- Installation of plastic rainwater goods
- Inappropriately located soil pipes, wiring, extractors, satellite dishes and aerials
- The removal of traditional doors and windows and replacement with inappropriate designs or materials such as uPVC
- Inappropriate extensions

There is significant opportunity to work with owners and residents to reverse inappropriate alterations and managing change which would return buildings closer to its historic appearance.



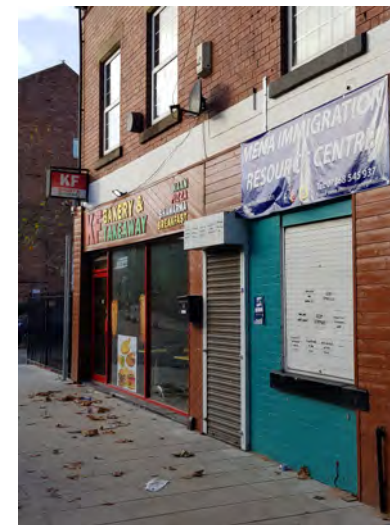
*Inappropriate alteration at Byron Street Mills*



*Altered chapel window, Mushroom Street*



*uPVC windows on Mabgate Mills*



*Shop fronts, Mabgate*

## 6.6 CONNECTIVITY

The area on the edge of the city centre, described as the 'Rim of Disconnectivity' is the area which circles central Leeds, where the impact of highways and intersections has produced a sense of separation between neighbourhoods on its fringe and the central area itself. By the nature of its location, Mabgate provides a crucial physical link between the City Centre and the communities of Lincoln Green, Burmantofts and Harehills. Mabgate has a number of significant routeways adjacent and through the area; these are Regent Street to the west, Skinner Lane to the north, and the Inner Ring Road of New York Road to the south. All cause varying levels of disruption and disconnection.

The emerging new Development Framework for Mabgate will provide additional recommendations regarding connecting the edge of the city with the centre. The establishment of Mabgate as a conservation area provides opportunities to improve pedestrian and cycle links through the Mabgate area, and to reduce the impact of traffic on its historic streets whilst creating more attractive streets and encouraging more on-street activities.



*Footbridge between Quarry Hills and St Mary's Street*

### 6.7 INACTIVE STREET FRONTAGES

Interesting places are generally characterised by 'active edges' or 'active frontages'; this is where there is stimulus and interaction between the public realm and buildings. This can be by direct access or through a ground floor visual connection (windows and shop fronts for example). Active frontages help promote on-street activity and vibrancy and in addition provide over-looking and natural surveillance to spaces and streets. Active frontages can extend the influence and animation of interior uses outwards into the surrounding public space, for example, through 'spill out' activities such as café seating.

Shops, and more importantly shop frontages, provide an 'active edge' to the street which brings life and vitality to an area and provides interest and variety. The quality of active frontages can also influence economic activity and success. Within Mabgate there are few shops and those on Regent Street possess a distinct lack of activity, with many fronts shuttered, boarded or with privacy film.

The ground floors of modern apartment blocks tend to be used for parking and as a result activity discourage interest and interaction through their design. An example is Mabgate House and elements of the building opposite. To successfully bring vitality back into Mabgate, active street frontages should form an important part of building design where flood alleviation allows. Where this is not possible, ground floors should be well designed and architecturally interesting. There is potential within the redevelopment of the Hope Foundry site that vitality may be injected through the inclusion of active frontages including shops or cafés within the overall design.



*Inactive street frontages with poorly designed ground floors in new development in Mabgate*

## MANAGEMENT PLAN

### 01 WHAT IS THE PURPOSE OF THE MANAGEMENT PLAN?

The Management Plan sets out the vision for the future of Mabgate's conservation area and a framework to guide change. The overarching ambition for the conservation area is to preserve and enhance what is special about Mabgate, and it is the statutory duty of the Council to ensure this happens. Preserving and enhancing the special interest of the conservation area is achieved by ensuring that change and development take place in a considered and sympathetic way and through the understanding that we all have a shared responsibility for looking after Mabgate's industrial legacy and the conservation area as a whole.

The policies and recommendations contained here are in line with wider policies for the area which aim to:

- Recognise and promote Mabgate's historical and industrial legacy
- Preserve and enhance the distinct character of Mabgate
- Support Mabgate as a sustainable community where people want to live and work, now and in the future.
- Promote mixed uses
- Improve connectivity to local communities
- Ensure new developments are sensitive to the special character of Mabgate

The long-term objectives are to ensure new development is of the highest quality, responding to the special character of the conservation area, as well as working to reverse past ill-considered change and additions. This applies from very small changes such as reinstating lost historic features to much larger proposals for new buildings, both within the conservation area and within its setting. It also includes improvements to the public realm and improving understanding of the area and working with local communities.

In addition, regular maintenance of buildings is a vital part of ensuring the special interest is preserved as well as that of the physical fabric of individual buildings. Repairs are often necessary; ensuring that these are done in the most sensitive and least impactful ways possible is an important part of looking after historic buildings and the conservation area as a whole.

The Council has a suite of specific guidance documents to assist in developing proposals including good design in new developments and shopfront design. Advice on best practice maintenance and repair techniques can be found from Historic England, see [Further Information and Sources](#).

The following sections set out how and why change within the conservation area is controlled, guidance on alterations, extension and new development, and recommendations responding to the previous section [Challenges and Opportunities](#).

### 02 CONTROLS

The purpose of planning controls within conservation areas is to ensure that any changes that take place conserve, respect or contribute to the character and appearance which makes the conservation area of special interest. The over-arching aim is to preserve and enhance the special architectural and historic interest of the conservation area.

Undertaking work to any building often requires Planning Permission. When a building is in a conservation area the types of work which require Planning Permission may be different, for example permission may be needed for demolition or extension of a structure. In addition, other types of permission may also be required such as Listed Building Consent to undertake work to listed buildings and Advertisement Consent may be needed for commercial advertising and signage. Works to trees within the conservation area also require permission.

For further information and advice about when different consents and permissions are required within the conservation area, see the guidance on the Government's Planning Portal, Leeds City Council Policy or contact the Council's Planning Department, see [Further Information and Sources](#) for details.

Whilst many types of change and development within the conservation area are controlled by existing planning controls, the Council is able to develop bespoke controls to ensure that specific elements of a conservation area are protected from harmful change. This is done through the application of an Article 4 Direction. These provide additional control by specifically revoking certain permitted development rights meaning that Planning Permission needs to be sought before work can be undertaken. Following the adoption of Mabgate as a conservation area the Council will consider whether it is appropriate to apply Article 4 Directions within Mabgate to control inappropriate change.

### 03 GUIDANCE AND RECOMMENDATIONS

The following guidance and recommendations have been developed in response to the [Challenges and Opportunities](#) identified in the previous section. These recommendations are designed to ensure the preservation and enhancement of the special interest of Mabgate's conservation area.

#### General Recommendations

- Heritage Impact Assessment of proposed alterations, demolition and development should be undertaken by applicants to analyse and describe the effects of the proposal upon significance to ensure the special interest of the conservation area is preserved or enhanced.
- Proposals for extension, alteration and new development will only be approved where they would preserve or enhance the special interest of the conservation area, or where the public benefits would outweigh any harm
- Due consideration and protection should be given to archaeological remains and potential wherever belowground intervention is proposed
- The design, construction and materials of any new development, extension, alteration or repair should be of the highest quality
- That the condition of the conservation area should be monitored and reviewed periodically

#### Demolition, Alterations and Extensions

The appearance and character of the Mabgate Conservation Area is the result of significant development during the 19th and 20th centuries, and later from slum clearance. The current appearance reflects this evolution, and it is not the purpose of conservation area designation to prevent future change which is necessary for the enduring sustainability of Mabgate. Instead, the purpose of designation is to ensure change is carried out in a manner that not only does not cause harm but also, where appropriate, enhances the conservation area. The appropriateness of any demolition, alteration or extension should be considered on a case-by-case basis, as what is appropriate in one location will not necessarily be acceptable in another.

#### Demolition

Given that Mabgate has suffered a lack of appreciation for its industrial past and undergone a significant loss of built heritage, all remaining historic building should be seen as positive contributors or potential contributors to the character of Mabgate. As such the demolition of non-designated, as well as designated heritage assets, should be firmly resisted.

Demolition of buildings or removal of features that detract from the conservation area may be beneficial depending on the replacement. Demolition of detracting buildings and features will only be permitted where suitable new development is proposed.

#### Alterations

Alterations should preserve or enhance the character of the conservation area. This means that changes should be respectful of the prevailing architectural and visual character of Mabgate and the specific character of the street or space in which it is located. Alterations should also use appropriate materials, whether these are the same as those typically found in the conservation area or whether they are new materials that are complementary. Rendering or painting of historic brick buildings will generally not be acceptable.

Enhancement could be achieved through removing a detracting feature and replacing with something more 'in keeping' or with something that draws inspiration from the character of the conservation area.

#### Extensions

Extensions should be subordinate to the existing buildings in their scale, massing and design. Roof level extension may be acceptable within the right context, and subject to their being of appropriate design and materials. Each building is different, in some cases it will be most appropriate to set back a roof extension and to be of no higher than one or two-storeys, depending on the existing context. In other cases, it will be appropriate for an extension to maintain the established building line. All extensions should be of high-quality design and construction. Materials and detailing should complement the existing building and the street or space within which it is located.

**New Development**

Conservation areas are particularly vulnerable to the adverse effects of insensitive development. Any development, including new buildings and extensions should be carried out in a way that maintains or, better still, enhances the special character of that area. However, conservation areas also need to change and evolve as they have always done in the past.

The designation of a conservation area need not prevent change; indeed change can be positive; for example, where a development has compromised the special nature of the conservation area, there is potential to reverse the development through an appropriate and thoughtful new design.

Any new and replacement development needs to take account of, and be sensitive to, the following:

- The materials, colour palette and architectural detailing characteristic of adjacent buildings, the street or the area should inform the choice of materials and detailing of the new design;
- The scale, grain and density of the surrounding area, including historic plot boundaries;
- The potential impact on important views;
- The significance of any building proposed to be removed;
- The significance of any relationship between any building to be removed and any adjacent structures and spaces;
- The potential to draw inspiration from the historic use and character of a site;

- The potential impact of the new design on known or potential archaeological remains;
- The potential impact of the new design on the setting of any neighbouring listed buildings or positive buildings;
- The influence of local topography; and
- The potential to include active frontages;

This list is not exhaustive; each location will present its own unique requirements for a sensitive and appropriate new design. In all cases, the Council will critically assess new applications for development both within and adjacent to the proposed conservation area to ensure it is of the highest quality of design, construction and detailing. The principal aim of new development should be to preserve and enhance the character of its setting and the conservation area as a whole.

The height of new development will also be a consideration in assessing its acceptability; few historic buildings are above three-storeys within Mabgate, and the local topography is likely to have a significant impact. Where proposed buildings would be substantially taller than their surroundings or have the potential to affect important views or the dominance of landmarks due to their height, proposals will need to demonstrate that they preserve or enhance the special interest of the conservation area. Setting back taller buildings away from the street frontage of Mabgate may be acceptable. It is essential that new development respects the current scale and massing of historic buildings (as identified in section 5.6.1) unless it can be demonstrated that exceeding those heights would not dominate the neighbouring buildings and the wider character areas in key views.

Additionally, all new development should seek to include spaces, trees and greenery within residential and commercial developments.

Historic England's guidance documents *Tall Buildings: Historic England Advice Note 4* and *The Setting of Heritage Assets Good Practice Advice in Planning Note 3* along with the National Design Guide and Leeds City Council's own planning guidance notes provide advice on the sensitive design of taller buildings, see [Further Information and Sources](#) for details.

**Setting**

The setting of a conservation area contributes towards its significance. Setting can be defined as '*the surroundings in which the conservation area is experienced*'. Not all settings have the same capacity to accommodate change without harm to the significance of the conservation area. For example, the elevated areas to the east of the proposed conservation area and the open nature of St Mary's churchyard to the south increase the sensitivity of these boundaries to change.

Developers should be aware that new development within the setting of a conservation area should preserve or enhance the special interest of the conservation area, and proposals will be scrutinised by the Council to ensure the contribution of the setting towards its special character is maintained.

### Windows, Doors and Rainwater Goods

Traditional windows make an important contribution to the visual character and heritage significance of historic buildings and areas. They are integral to the design of older buildings and can be important artefacts in their own right, made with great skill and ingenuity from high quality materials not generally available today.<sup>01</sup>

Over time tradition doors, rainwater goods, timber sash windows, casements or industrial-style metal or timber windows have been replaced in many of the buildings within the proposed conservation area. Those that are protected by being statutorily listed are subject to tighter controls relating to changes to windows, doors and rainwater goods. However, within the recent past, uPVC has become a popular choice for owners and can be seen throughout Mabgate. This is usually because old windows are thought to be burdensome to maintain and not energy efficient. However, recent research has shown that this is not necessarily the case. Historic England has carried out extensive research and offer good advice on improving the thermal efficiency of traditional windows. See [Further Information and Sources.](#)

The use of plastic windows, doors and rainwater goods is generally not appropriate on historic buildings and the replacement of historic windows, doors and rainwater goods is strongly discouraged, unless they are damaged beyond repair. Where replacement is necessary this should be in timber or metal and the appropriate historic style for the individual building in order to maintain authenticity of appearance.

Where inappropriate replacement has already been undertaken, periodic renewal offers the opportunity to return these features back to their traditional appearance and is to be strongly encouraged. Rainwater goods would have historically been painted cast iron; however other metals may be appropriate subject to their detailed design. Timber windows are likely to have been painted, though not necessarily white, whilst the metal windows of Regent Street are most likely to have been painted a dark colour when originally installed. Painted panelled timber doors in traditional styles and colours are likely to be the most appropriate.

<sup>01</sup> Historic England, 2020, 'Windows and Doors in Historic Buildings.' <https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/windows-and-doors-in-historic-buildings/> [last accessed 25th November 2021]

### Telecoms Equipment

The installation of television aerials, satellite dishes and mobile phone masts on the front and sides of elevations and roofs of buildings in the conservation area will be resisted and will require Planning Permission and, where necessary, Listed Building Consent. Such features are not in keeping with the character and appearance of the conservation area. The removal of existing visible aerials, dishes and antennae is encouraged, as this will enhance the appearance of the conservation area.

### Shopfronts and Advertising

At present, there are few shops within Mabgate; historically shops would have been found throughout Mabgate's streets particularly on street corners. Today, they have modern shop fronts with overly large signage and use metal roller security shutters. Additionally, commercial premises such as these car repair businesses, employ advertising to the public realm. Generally, these are poor quality, overly large or of garish colours, although some interesting examples add to the unique character of the area.

Leeds City Council provide guidance documents detailed advice on the appropriate design of shopfronts and signage within conservation areas which is available on their website. Details can be found in [Further Information and Sources](#).



*Emmaus aerials*



*Example of unique signage which should be encouraged in the conservation area*



### Public Realm

It is recommended that the Council carry out a full assessment of the public realm to consider the requirement to remove clutter, and replace poor quality or damaged street furniture. Existing historic or historic-style street furniture should be retained. New street furniture designs should be appropriate for their location and poor quality municipal bollards, guard rails, street lighting columns should be replaced. The Council will look to introduce more rubbish bins and seating.

Road and paving surfaces will be well maintained, and traditional surfaces restored. Where funding permits, the Council will rectify poor quality and patched road and pavement surfaces, ensuring road and paving surfaces are well maintained in-line with appropriate policies, and where specific funding is provided allowing traditional surfaces to be restored. Narrow 'conservation' style yellow lines should be introduced when possible. Additionally:

- The Council will preserve and maintain traditional cast iron streets signs which add local character to the area. These can inform the design of new signs.
- New ways to give pedestrians precedent within Mabgate will be investigated including making the street access only, or a no through road.
- The Council will look to consolidate street and traffic signs. Potentially appending signage to existing street furniture to avoid additional freestanding poles or attaching to buildings where possible.
- The Council will look to introduce high quality street art into Mabgate working with local communities to celebrate Mabgate's history and add to the areas interest and vitality.

### Trees and Green Space

There are a number of important historic, mature trees within St Mary's churchyard, forming the verdant character of the southern end of Mabgate and St Mary's Street. There have also been trees planted in recent years, mainly associated with refurbishments of new developments. There will be a presumption in favour of retaining existing mature trees with works to those with a diameter of 75mm or greater (measured at 1.5m from soil level) requiring permission from the local authority.

The Council will aim to create positive green spaces which enhance the appearance of the conservation area for the enjoyment of all who live, work or visit Mabgate. At present there is limited green space in Mabgate. New trees will be considered as part of public realm landscaping in streets like Mabgate and Regent Street or where deemed appropriate. New development will included an

element of green space within its overall design. The Council will look to enhance St Mary's churchyard through additional planting, and thought will be given to the provision of seating and municipal rubbish bins. A succession plan for the present mature trees will be put in place.

The Council, local community, landowners and existing businesses should work together to bring the Mabgate Beck back into the local consciousness by recognising its significance and looking at ways of enhancing the watercourse. This will include repairing the fabric of the beck walls as necessary, repairing / replacement of boundaries with high quality designs, consider appropriate planting through consultation with the water authorities with the aim of creating a 'green corridor' through the conservation area and considering the potential for interpretation signage.



St Mary's churchyard

**Building Condition, Vacancy and Negative Buildings**

The Council should work to secure viable and appropriate new uses for the Yorkshire Bank and ATS building within Regent Street character area. Any repair work to historic buildings should be carried out using appropriate traditional materials and techniques.

Elsewhere the Council should proactively work with landowners, local businesses and the local community to ensure the appearance of buildings within the conservation area are maintained and improved through sensitive repair. Pressure should be placed on owners of empty buildings in a poor or dangerous condition to carry out emergency repairs and make safe.

The planning department of Leeds City Council will critically assess any proposals which come forward for new development on underused or detracting sites within the conservation area to ensure that they are sympathetic, contribute to the character of the area and are of the highest quality and ensure proposed new development within its setting are sympathetic to its special interest and do not cause harm.

**Unsympathetic Alterations**

Where appropriate, the Council will look for opportunities to enhance the conservation area reversing inappropriate alterations and managing change which would return buildings closer to its historic appearance. Owners should be encouraged to replace inappropriate alterations to windows, doors, shopfronts and signage with suitably designed, traditional alternatives where possible.

**Connectivity**

The Council will continue to seek opportunities to improve pedestrian and cycle links through the Mabgate area, and reduce the impact of traffic on its historic streets, creating more attractive streets to encouraging more on-street activities.

**Engagement**

The Council will develop an overarching strategy for interpretation and engagement in relation to Mabgate's heritage and the conservation area.

The Council will continue engagement with existing stakeholders and partners and consider developing new connections with schools, colleges, business etc.

Interpretation signage will be considered within Mabgate for the Mabgate Beck, Hope Foundry, Mabgate Mills, and St Mary's churchyard, amongst others, to raise awareness and appreciation of Mabgate's past.

**04 ADOPTION AND REVIEW**

Following consultation and necessary amendments, this Conservation Area Appraisal and Management Plan was adopted by Leeds City Council on 12th August 2022 and the guidance contained within will be a material consideration in the determination of planning applications and appeals for proposed works within the Conservation Area.

Leeds City Council and building owners are responsible for the implementation of this plan. It is the responsibility of building owners to make the necessary consents for any changes to their property and to avoid making unlawful changes without consent. It is Leeds City Council's responsibility to review and determine planning permission for changes within the area, monitor the condition of the conservation area, maintain and enhance the public realm, keep building owners informed of the conservation area designation and to review and update this plan on a regular basis.

## METHODOLOGY

**Process**

The appraisal of the proposed conservation area involved the following steps:

- A survey of the area and potential boundaries;
- A review of the condition of the area;
- Identification of views which contribute to an appreciation of the character of the proposed conservation area;
- A description of the character of the area and the key elements that contribute to it;
- The identification of character areas;
- An assessment of the contribution made by open space within the proposed conservation area;
- Identification of heritage assets and detracting elements; and,
- Recommendations for future management of the proposed conservation area.

**Suitability for designation**

Historic England's '[Conservation Area Designation, Appraisal and Management; Advice Note 1](#)' (2019) includes a set of criteria that has been used to establish suitability for designation, and where some, but not all, criteria are applicable:

- areas with a high number of nationally or locally designated heritage assets and a variety of architectural styles and historic associations;

- areas linked to a particular individual, industry, custom or pastime with a particular local interest;
- where an earlier, historically significant, layout is visible in the modern street pattern;
- where a particular style of architecture or traditional building materials predominate; and
- areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of Parks and Gardens of special historic interest.

**Heritage assets**

The appraisal identifies buildings, structures, sites, places and archaeology which contribute to the character and appearance of the proposed conservation area, and those that do not. These include:

- **Statutory listed buildings** are buildings and structures that have, individually or as groups, been recognised as being of national importance for their special architectural and/ or historic interest. Listed buildings are referred to as *designated heritage assets*. The location and grade of listed buildings in the area are taken from the [National Heritage List](#) for England, which is maintained by Historic England.

In addition,

- There are **unlisted buildings and archaeology** that contribute to the character and appearance of the area. Historic England's '[Conservation Area Designation, Appraisal and Management; Advice Note 1](#)' (2019) includes a set of criteria that has been used to aid in identifying these, including:
  - Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
  - Does it reflect a substantial number of other elements in the area in age, style, materials, form or other characteristics?
  - Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
  - Does it have historic associations with local people or past events?
  - Does it reflect the traditional functional character or former use in the area?
  - Does its use contribute to the character or appearance of the area?

Reference has also been made to advice contained in the Historic England publication '[Local Heritage Listing: Historic England Advice Note 7](#)' (2016)

**Exceptions to character**

Not every aspect of the proposed conservation area will contribute to the characteristics that make it special; it has not, for example, been possible to exclude all modern buildings from the proposed boundary. In this appraisal buildings which are considered to be exceptional to its character have been identified as 'neutral' or 'detrimental'. They may not make a positive contribution to the defined character and appearance of the proposed conservation area by virtue of:

- inappropriate scale or massing
- poor quality materials or detailing
- overall negative impact on the character and appearance of streetscape or landscape
- poor relationship to neighbouring buildings and spaces

**Views**

Views make an important contribution to our ability to appreciate the character and appearance of the proposed conservation area. A representative selection has been identified in the appraisal that encapsulate and express the special character of the proposed conservation area.

Views may include:

**Townscape views** within the proposed conservation area which give a sense of the spatial character and/or architectural quality of the townscape.

**Contextual views** which look out to the townscape beyond the proposed conservation area and give an understanding of its topography and setting.

**Setting views** from outside the proposed conservation area which enable its boundaries and setting to be understood and appreciated.

In addition, these views are either:

- views from fixed positions to focal points (such as a mill),
- or as
- dynamic views (experienced and evolving along a route, such as a street).

The methodology applies best practice from Historic England's advice document '[The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3](#) (Second Edition)' (2017).

**NATIONAL PLANNING LEGISLATION, POLICY AND GUIDANCE**

Planning (Listed Buildings and Conservation Areas) Act 1990: <http://www.legislation.gov.uk/ukpga/1990/9/contents>

National Planning Policy Framework (2021): [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>

Planning Portal: <https://www.planningportal.co.uk>

National Design Guide (2019): [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/843468/National\\_Design\\_Guide.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf)

Design Council, Building in Context: New development in historic areas: <https://www.designcouncil.org.uk/resources/guide/building-context-new-development-historic-areas>

**LOCAL PLANNING POLICY AND GUIDANCE**

Leeds City Council Adopted Local Plan:

<https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan>

Leeds City Council Adopted Supplementary Planning Documents: <https://www.leeds.gov.uk/planning/planning-policy/supplementary-planning-documents-and-guidance/adopted-supplementary-planning-documents>

Leeds City Council Supplementary planning guidance documents:

<https://www.leeds.gov.uk/planning/planning-policy/supplementary-planning-documents-and-guidance/planning-framework>

**HISTORIC ENGLAND GUIDANCE**

Historic England's website contains a range of advice and guidance on conservation best practice, such as Conservation Principles: Policies and Guidance and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of their website: <https://historicengland.org.uk/advice/>

Links to the most relevant guidance and that used in the preparation of the CAAMP are as follows:

Conservation Area Designation, Appraisal and Management

Historic England Advice Note 1 (Second Edition): <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designationmanagement-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

Conservation Principles, Policies and Guidance (April 2008): <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historicenvironment/conservationprinciplespoliciesguidanceapr08web.pdf/>

The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition) (December 2017): <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.pdf/>

Historic England, 2017, Guidance for Best Practice for the Treatment of Human Remains Excavated from Christian Burial Grounds in England. <https://www.babao.org.uk/assets/Uploads-to-Web/APABE-ToHREfCBG-FINAL-WEB.pdf>

Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (October 2019): <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-note-12/heag279-statements-heritage-significance/>

Tall Buildings: Historic England Advice Note 4 (December 2015): <https://historicengland.org.uk/images-books/publications/tall-buildingsadvice-note-4/heag037-tall-buildings/>

National Heritage List for England (NHLE): <https://historicengland.org.uk/listing/the-list/>

## SOURCES

Archaeological Services WYAS, 2015, 'Hope Foundry and Hope House, Mabgate: Heritage Statement and Fabric Assessment', Unpublished Report No. 2693

Archaeological Services WYAS, 2015, 'Byron Street Mills, Mabgate, Leeds, Heritage Statement and Fabric Assessment', Unpublished Report No. 2786

Clause 44 Prohibition of Back-to-Back (1909) House of Commons. Historic Hansard. 1 November 1909. <https://api.parliament.uk/historic-hansard/commons/1909/nov/01/clause-44-prohibition-of-back-to-back>

JLL, 2020, 'Leeds City College: Land at Mabgate Leeds, Heritage and Visual Assessment', unpublished report

Leeds City Council, 2007, 'Mabgate Development Framework', unpublished report

Mitchell, K, 2019, 'Hope House & Foundry, Conservation Management Plan', unpublished report

The Secret Library – Leeds Libraries Heritage Blog: <https://secretlibraryleeds.net/2019/12/13/a-brief-history-of-the-leeds-improvement-acts-1755-1842/>

WSP, 2020, 'Leeds City College, Mabgate, ADBA', unpublished report

## FURTHER INFORMATION

Leeds Central Library Central library, Municipal Buildings, Calverly Street, Leeds, LS1 3AB

Leodis Photographic Archive of Leeds: <https://www.leodis.net/>

Leeds Civic Trust, Leeds Heritage & Design Centre, 17-19 Wharf Street, Leeds LS2 7EQ Tel: 0113 243 9594 Email: [office@leedscivictrust.org.uk](mailto:office@leedscivictrust.org.uk) website: [www.leedscivictrust.org.uk](http://www.leedscivictrust.org.uk)

Thoresby Society, The Leeds Library, 18 Commercial Street, Leeds, LS1 6AL website: [www.thoresby.org.uk/index.html](http://www.thoresby.org.uk/index.html)

**Alteration**

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

**Conservation Area**

'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

**Conservation**

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

**Designated heritage asset**

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation

**Heritage asset**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and non-designated heritage assets identified by the local planning authority usually as part of a Local List (NPPF, 2021, 67).

**Historic environment**

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2021, 67).

**Local List**

Local lists, often compiled by local authorities, identify heritage assets which are valued by local communities and contribute to the character and local distinctiveness of an area. There are a significant number of heritage assets within an area which are important to local communities and make a valuable contribution to our sense of history and understanding of place, but are not protected by statutory listing.

**Preserve**

To keep safe from harm<sup>46</sup> (HE, Conservation Principles, 2008, 72).

**Renewal**

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

**Repair**

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

**Restoration**

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

**Reversible**

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

**Setting of a heritage asset**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).


**Significance (for heritage policy)**


The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).


**Value**


An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).

This section provides an identification of all the designated and non-designated heritage assets within the proposed conservation area and an audit of their current status and condition.


Address / Building Name	Hope Foundry and Hope House
Character Area	Mabgate
Status	Listed Building Grade II
Use	Education and arts charity
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1375127">https://historicengland.org.uk/listing/the-list/list-entry/1375127</a>
<p><b>Brief History</b> Foundry entrance built 1831 to 1850, Hope House 1910. Established in 1812 by Samuel Lawson as a 'Blacksmith and Maker of Flax Spinning Machinery', from which the Hope Foundry emerged making machinery for the woollen industry.</p>	
<p><b>Brief Description</b> Entrance range in a developed Greek Revival style, three-storeys, two unequal bays, red brick with stone plinth, cornice and dressings. and a battered archway which formerly led into the works with 'Hope Foundry; in raised lettering above. The modern gates were created by George "SEN-1" Morillo, a graffiti artist 'legend' from New York.</p> <p>Hope House is in the Edwardian Baroque classical revival style with round-arched corner entrance with flanking attached columns supporting open segmental pediment with scrolled date plaque. Timber multi-paned sashes.</p>	
Condition	Good
	


Address / Building Name	City of Mabgate
Character Area	Mabgate
Status	Non-designated heritage asset
Use	Residential
List Entry Link	N/A
<p><b>Brief History</b> Former public house, established in 1857</p>	
<p><b>Brief Description</b> Two-storeys, brick with keyed render and modern tiled roof. Distinctive decorative faience ground floor to Mabgate elevation, incorporating the name 'City of Mabgate'. Three bays to main building with central entrance, with lower building attached to north of two bays. Timber panelled door with fanlight. To left, timber window, others all uPVC replacements. South elevation of three-storeys with keyed render. Openings have moulded surrounds with keystones.</p>	
Condition	Good
	


Address / Building Name	Mabgate Mills
Character Area	Mabgate
Status	Non-designated heritage asset
Use	Commercial
List Entry Link	N/A
<p><b>Brief History</b> Various phases of construction from the first half of the 19th century through to the 20th century, with various alterations and extensions. Established in 1791 by J Holroyd, initially as a cotton mill.</p>	
<p><b>Brief Description</b> Red-brick mill complex with slate, bitumen and modern tile roof coverings. The Mabgate elevation is five-storeys and 28 bays, with stone sill band and projection eaves cornice. There is a tall segmental arched entrance through to the rear courtyard. Window openings have flat brick arched voussoirs. Lincoln Green Road is gabled with a lower attached range of the same period. There are two segmental arched window openings (partially blocked). The Macaulay Street elevation is one-storey facing the street and has been partly refronted with southern section rendered. This part of Mabgate Mill has been set into the slope with the courtyard elevation of two-storeys with a modern flat roofed extension projecting forwards. The southern range is of three-storeys with a flat roof. All windows are modern. The courtyard is asphalt and used for car parking with cars from Macaulay Street. Internally, the main mill possesses high ceilings, original timbers, exposed brick and large windows.</p>	
Condition	Good
	


Address / Building Name	Former Black Horse Pub
Character Area	Mabgate
Status	Non-designated heritage asset
Use	Residential
List Entry Link	N/A
<p><b>Brief History</b> Former public house. Built on the site of Mabgate Hall (1673) as the Black Bull Inn. Rebuilt in 1868 as the Black Horse and closed in 2015.</p>	
<p><b>Brief Description</b> Former pub of two-storeys with attics, three bays, located on the corner of Mabgate and Argyle Road with yard behind. The building is smooth rendered over brick, with a slate pitched roof and roof dormers with chimney stack on the north gable end. Modern windows with cambered sills. Central pointed arched door with hood mould. Above is a painted fascia with 'THE BLACK HORSE' in projecting gold lettering. Pub signage to rear elevation.</p>	
Condition	Good
	





Address / Building Name	93-95 Mabgate
Character Area	Mabgate
Status	Non-designated heritage asset
Use	Commercial/Offices
List Entry Link	N/A
<b>Brief History</b> Early 20th century. Marked on the 1902 Goads map as 'dwelling'.	
<b>Brief Description</b> Two and a half storey, three bay building of red brick with stone dressings, slate roof and gabled dormers. Modern uPVC windows. The ground floor has modern shop fronts. The south gable includes the Mabgate Mural. It was painted in 1988 by community artist, Janet De Wagt, and sixth Form students from nearby Primrose Hill High School to celebrate the history of Mabgate and the J T Wright Stone Yard. The mural features a clock with key dates from 1880 to 1987 important to its history and illustrated in the windows.	
Condition	Good
	


Address / Building Name	Mertensia House
Character Area	Mabgate
Status	Non-designated heritage asset
Use	Residential
List Entry Link	N/A
<b>Brief History</b> Former 19th century industrial building, marked on the 1902 Goads map as 'Iron Models Bast Joiners and Pattern Shop and Pattern Store'. Historically had two industrial warehouse buildings directly behind. Substantially altered when converted to residential housing in the later 20th century including an additional storey.	
<b>Brief Description</b> Four-storey brick building of eight bays, slightly curved east facing façade following curve of street. Central pediment with small blind oculus window. Tall openings with modern windows between ground and first floor. Modern stair tower to south.	
Condition	Good
	


Address / Building Name	Mabgate Business Centre
Character Area	Mabgate
Status	Non-designated heritage asset
Use	Industrial/Commercial
List Entry Link	N/A
<b>Brief History</b> Late 19th/early 20th century, marked on the 1902 Goads map as 'pawn brokers', 'dwelling', 'stone sawing', 'rest' and 'engine'.	
<b>Brief Description</b> Three-storey with attics, former industrial building in brick occupying an irregular plot following line of street. Slate roof, mounded brackets supporting gutter. Twelve regular bays with large window openings (with modern uPVC). Modern windows and roller shutters to ground floor. Historic entranceway to southern end, and with arched stone door surround with decorative keystone to north end.	
Condition	Good
	


Address / Building Name	62 - 64 Mabgate
Character Area	Mabgate
Status	Non-designated heritage asset
Use	Partly vacant (?) and entrance to college campus
List Entry Link	N/A
<b>Brief History</b> Former house and part of Hope Foundry site. Late 19th century. Marked on the 1902 Goads plan as a 'dwelling' for No.62 and a 'mess room' and 'office' for No.64.	
<b>Brief Description</b> Two, two-storey brick buildings that forms a terrace with the Black Horse Public House. No.62 is two bays and has a slate roof with historic sash windows. Arched entrance door with overlight and modern door. To the left, entrance door to passageway leading to rear. No.64 is taller and of three bays, bracketed eaves cornice, modern windows to the first floor. The ground floor right has modern door and glass block front, whilst to the left, historic cart access formerly through to rear yard, now with modern gates and alterations as entrance to campus.	
Condition	Poor
	


Address / Building Name	66-70 Mabgate (formerly Studio 24)
Character Area	Mabgate
Status	Non-designated heritage asset
Use	N/A
List Entry Link	N/A
<b>Brief History</b> Later 19th century – a surviving remnant of the extension of the Hope Foundry. Marked on the 1902 Goads plan as part of works.	
<b>Brief Description</b> Red brick, two- and three-storeys of several phases and partly gabled to the street. Central element has oculus with three windows on the first floor originally with sashes (now fixed lights) with segmental arched heads. Ground floor left has later opening below a steel lintel, whilst to the right is a tall segmental arched former door, historically blocked. Single bay extension to right with blocked segmental arched window to first floor. The building to the left has three separate hipped roofs and has undergone some alteration through the insertion of modern windows with concrete lintels and sills. One historic opening with segmental arched head remains on the first floor. The remains of a second can be seen to the right. South elevation – gutter support on paired-moulded brackets. Various historic openings with segmental arched heads to south elevation (some blocked) with modern intrusions.	
Condition	Poor
	


Address / Building Name	Former St Mary's Vicarage and attached St Mary's Hall, St Mary's Lane
Character Area	St Mary's
Status	Non designated heritage asset
Use	Residential
List Entry Link	N/A
<b>Brief History</b> Hall 1820s, attached vicarage in situ by 1889-1890. Extended historically.	
<b>Brief Description</b> Neo-gothic two-storey building in stone with steep slate roofs (dormer to the vicarage) with dressed stone stacks. The building has a combination of lancet and perpendicular windows with hood moulds to the main building and trefoil heads to the former vicarage. Pointed gothic-style doors with hood moulds. All windows are modern.	
Condition	Good
	


Address / Building Name	Patrick Studios, East Street Arts
Character Area	St Mary's
Status	Non designated heritage asset
Use	Creative Space
List Entry Link	N/A
<p><b>Brief History</b> Former Parochial Hall and St Patrick's YMS Rooms built 1905, later became a cinema and social club throughout the 20th century. The site was refurbished in 2004 by Buamann-Lyons to become Patrick Studio for East Street Arts.</p>	
<p><b>Brief Description</b> Three-storey, 'L' shaped, red brick building with stone dressings to south elevation. Segmental brick arched heads to windows and doors. Pitched slate roof with modern rooflights and. South gable end includes 'ST PATRICKS YMS ROOMS' signage in stone above a '1905' datestone. The projection along Rider St is also three-storeys. Solar panels to the south and east roof pitches. Modern windows and door throughout.</p>	
Condition	Good
	


Address / Building Name	Former Presbytery
Character Area	St Mary's
Status	Non designated heritage asset
Use	Art hostel
List Entry Link	N/A
<p><b>Brief History</b> Built between 1890-1906 for the neighbouring St Paul's Roman Catholic Church. In 2016 'New York Studios' was purchased by East Street Arts and in 2021 became an Art Hostel.</p>	
<p><b>Brief Description</b> Two-storey, red brick house with pitched slate roof. Two-storey canted bay window to south front with decorative finial in the form of a cross. Modern windows throughout and modern extension attached to east elevation.</p>	
Condition	Good
	


Address / Building Name	Convention House, 9 St Mary's Street
Character Area	St Mary's
Status	Non designated heritage asset
Use	East Street Arts
List Entry Link	N/A
<p><b>Brief History</b>                  Built between 1906-1915, formerly known as 'The Convent' and 'Convent House'. Originally designed for the sisters of Charity of St Paul. From the 1980s it was occupied by Winburn Glass Network offices (accountants) and in 2016 was purchased by East Street Arts and in 2017/8 became 'Mary's Studio'.</p>	
<p><b>Brief Description</b>                  Four-storey, red brick building with a pitched slate roof and dormers on the north and south front. Gable end brick stacks. Two three-storey canted bay windows to the south front; the western bay is larger with the coats of arms for St Paul. Modern three-storey extension added to the north front in 2018.</p>	
Condition	Good
	


Address / Building Name	Emmaus, St Mary's Street
Character Area	St Mary's
Status	Non designated heritage asset
Use	Homeless charity second hand furniture store and hostel
List Entry Link	NA
<p><b>Brief History</b>                  Former St Peters C of E school, built between 1890-1906. Also referred to historically as St Charles RC School.</p>	
<p><b>Brief Description</b>                  Two- to three-storey red brick building, brick dressings to south elevation, pitched slate roof and dormers. Large window evidence former use as school. Two decorative cross finials on eastern gable ends. Modern extensions, windows and doors.</p>	
Condition	Good
	


Address / Building Name	St Patricks RC Church, Rider Street
Character Area	St Mary's
Status	Grade II Listed
Use	Theatre store
List Entry Link	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1376264">https://historicengland.org.uk/listing/the-list/list-entry/1376264</a>
<b>Brief History</b> 1889-1891 by John Kelly. In 2001 the church closed due to asbestos and became a storage facility for West Yorkshire Playhouse.	
<b>Brief Description</b> Red-brick church with ashlar dressing and slate roof. Nave and chancel under a continuous roof, eastern porch and baptistery, side aisles and curved apse to west.	
Condition	Poor
	

Address / Building Name	Rall's Gym and Mabgate Motors
Character Area	Macaulay Street
Status	Non designated heritage asset
Use	Gym and automobile workshop
List Entry Link	N/A
<b>Brief History</b> Later 19th century and early 20th century. Surviving buildings from the Globe Match Works (OS 1889-1890) and later buildings of the London Works a cloth shrinkage works (OS 1915-1919).	
<b>Brief Description</b> Collection of two-storey brick rendered buildings with a modern tiled roofs and modern windows and doors. The complex has been severely altered and only a few remnants of the former industrial complex survive. Remains of two industrial chimneys.	
Condition	Poor
	

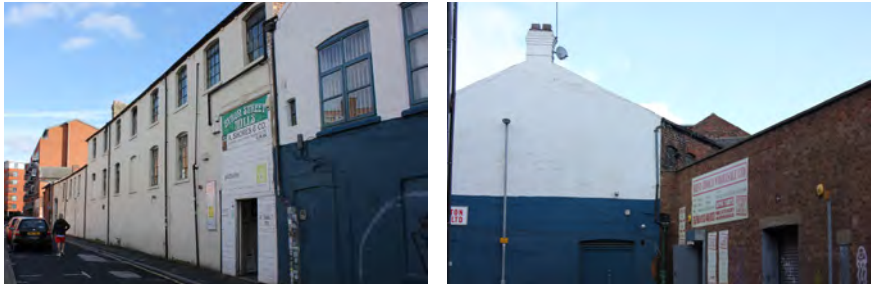
Address / Building Name	2a and 8b Macaulay Street
Character Area	Macaulay Street
Status	Non designated heritage asset
Use	Commercial
List Entry Link	N/A
<b>Brief History</b> Two vacant buildings on the former Hope Foundry site.	
<b>Brief Description</b> One- and two-storey red brick buildings with pitched roof with modern coverings. Eight bays to the east and seven to west building which is slightly lower. Openings formerly segmental brick arches (now blocked). Gutters supported on brick brackets.	
Condition	Derelict
	


Address / Building Name	1-7 Cherry Row
Character Area	Cherry Row/Mushroom Street
Status	Non designated heritage asset
Use	Commercial and residential
List Entry Link	N/A
<b>Brief History</b> Mid-late 19th century terrace of houses now shops.	
<b>Brief Description</b> Pair of two-storey rendered buildings, both four bays with modern roof coverings. Modern windows to first floor and modern shop fronts below.	
Condition	Fair
	


Address / Building Name	9 Cherry Row
Character Area	Cherry Row/Mushroom Street
Status	Non designated heritage asset
Use	Commercial / Place of Worship
List Entry Link	NA
<p><b>Brief History</b> Late 19th century with 20th century frontage. Formerly a cinema, the Olympia Picture Hall, opening on 2nd September 1912, converted from a slate works shown on the 1889-1890 OS map. It was prone to flooding from the Mabgate Beck at the rear and closed on 16th March 1934. The premises have since been occupied by a warehouse, a clothing factory and latterly a place of worship.</p>	
<p><b>Brief Description</b> Two-storey modern frontage with flat roof. Behind is a three-storey brick building on an irregular plot, with an unusual, shaped roof and curved south façade following the course of the Mabgate Beck. Modern windows within segmental brick arched openings.</p>	
Condition	Fair
	


Address / Building Name	11a and 13a Cherry Row (and Mushroom Street)
Character Area	Cherry Row/Mushroom Street
Status	Non designated heritage asset
Use	Commercial
List Entry Link	N/A
<p><b>Brief History</b> Former chapel. Chapel indicated on this site by 1889-1890 OS, possibly 1846-1847 OS, but not the same footprint. Possibly rebuilt later 19th century. Possibly associated with Lincoln's Field Methodist School.</p>	
<p><b>Brief Description</b> Double height red-brick building with asphalt roof coverings. Gabled to Mushroom Street the building features a stone arched window now heavily altered and modern shop fronts below. West elevation features three similar tall arched windows evidencing its former uses as a chapel. Cherry Row gable end is clad with modern shop fronts below.</p>	
Condition	Poor
	





Address / Building Name	Byron Street Mills
Character Area	Millwright Street
Status	Non-designated heritage asset
Use	Commercial units
List Entry Link	N/A
<p><b>Brief History</b> Former textile mill established by Mark Walker in 1832. Built fabric dates to first half of the 19th century, with late 19th and 20th century additions / alterations. Marked on the 1902 Goad Insurance map as a boot factory, tyre, clothing and leather factory.</p>	
<p><b>Brief Description</b> Small group of two- and three-storey industrial buildings that form a 'U' shape around a small courtyard enclosed at the northern end. Brick and render. East workshop dating to c.1900 has saw-tooth, north light roof and prominent arched windows visible from Regent Street. Large multipaned windows on south-east elevation. Single hoist still extant in courtyard. Roofed entrance to courtyard shows evidence that it was once a two-storey house..</p>	
Condition	Fair
	

Address / Building Name	Service House
Character Area	Millwright Street
Status	Non-designated heritage asset
Use	Commercial
List Entry Link	N/A
<p><b>Brief History</b> Later 19th century. Marked on the 1902 Goads plan as 'carts' (Millwright Street elevation) and 'builders yard' courtyard elevation.</p>	
<p><b>Brief Description</b> Collection of two-storey red brick industrial buildings. Shaped gable to Millwright Street of two bays with oculus above arched historic casement windows on the first floor. Modern flat-roof extension to right. The courtyard elevation features a variety of modern windows and a loading bay. To the rear, a similar contemporary building, partly open at ground floor supported on steel / cast iron columns.</p>	
Condition	Fair / Poor
	


Address / Building Name	Hope Cottage
Character Area	Millwright Street
Status	Non-designated heritage asset
Use	Commercial?
List Entry Link	N/A
<b>Brief History</b> Later 19th century, marked on the 1902 Goads plan as an office and fodder store for Byron Street Mills.	
<b>Brief Description</b> Two-storey red brick building of two bays with slate roof. Openings have keyed lintels with keystones and sash windows. Door to right with overlight and modern door.	
Condition	Fair
	


Address / Building Name	Former Yorkshire Bank
Character Area	Regent Street
Status	Non-designated heritage asset
Use	Derelict
List Entry Link	N/A
<b>Brief History</b> Built 1914. The Yorkshire Bank Limited was formerly the Circus branch of the Yorkshire Penny Bank	
<b>Brief Description</b> Former bank on prominent corner plot to Regent Street and Mabgate. Brick with stone frontage. Neoclassical style with moulded parapet, tall arched windows with decorative keystones, flanked by pilasters. Elaborate central doorcase with bracket hood flanked by columns with Ionic Capitals. Slate roof now missing.	
Condition	Very poor
	


Address / Building Name	Former ATS Euromaster's building, Mabgate
Character Area	Regent Street
Status	Non-designated heritage asset
Use	Vacant
List Entry Link	N/A
<b>Brief History</b> c.1935 former premises of the British United Shoe Machinery Company	
<b>Brief Description</b> Two-storey brick building with flat roof and concrete dressings. Original metal framed multi-light windows with horizontal emphasis on the south-east façade. Corner splay entrance to the north-east with moulded surround, rusticated stone dressings and flat hood. Similar use of rustication on secondary entrances to south-east.	
Condition	Poor
	


Address / Building Name	ATS Euromaster Building, 2 Regent Street
Character Area	Regent Street
Status	Non-designated heritage asset
Use	Vacant
List Entry Link	N/A
<b>Brief History</b> Built c.1930, former Michelin Tyre Co. premises	
<b>Brief Description</b> Two-storey purpose built showroom, rendered with flat roof, original metal framed windows (where not boarded). Splayed corner (former entrance), loading bays with roller shutters on Bell Street elevation. Secondary door on Regent Street elevation has original timber door in plain rendered (stone?) surround with glazed metal framed window in typical 1930s 'Roman' style. Modern signage between the ground and first floor.	
Condition	Poor
	

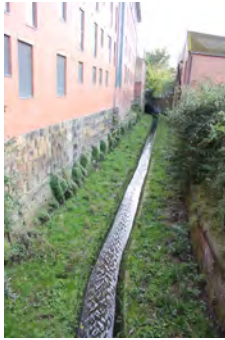
Address / Building Name	The Regent House (Squirrel Self Storage)
Character Area	Regent Street
Status	Non-designated heritage asset
Use	Commercial storage
List Entry Link	N/A
<b>Brief History</b> c.1945 former premises of Cox & Co. (Leeds) Ltd car showroom, repairs and servicing specialising in Hillman and Sunbeam Talbot motors	
<b>Brief Description</b> Two-storey brick and stone / painted render former car showroom in the Streamline Moderne style occupying a large plot. Flat roof with parapet used as a car park. Long frontage with horizontal emphasis. Features original metal framed windows and modern replacements to first floor and modern shop fronts to the ground floor. Corner splays north and south and two entrance fronts with Art Deco features to Regent Street. Rear has a first floor concrete car ramp (c.1960?) which is key feature of Mabgate Green to the rear.	
Condition	Fair / poor
	

Address / Building Name	12 Regent Street (Millwright House)
Character Area	Regent Street
Status	Non-designated heritage asset
Use	Place of worship
List Entry Link	N/A
<b>Brief History</b> c.1945 former Dunlop tyre depot of Marham Tyre Co. Ltd, 2013/4 place of worship with ancillary staff accommodation, bookshop, café and meeting room.	
<b>Brief Description</b> Two-storey brick car repair / showroom. Flat roof and stepped from parapet. Brick and render. Modern windows to first floor (with sympathetic glazing bar arrangements), modern shop to ground floor and overly large signage. Corner splays. Loading bays to side and rear.	
Condition	Good
	


Address / Building Name	16-20 Regent Street
Character Area	Regent Street
Status	Non-designated heritage asset
Use	Commercial
List Entry Link	N/A
<b>Brief History</b> c.1950. Possibly built in two phases.	
<b>Brief Description</b> Two-storey brick built (partially painted) commercial building with a parapet hiding a pitched asphalt roof. Horizontal emphasis of windows, decorative brick work and banding. Modern windows to first floor and shop fronts below. Large signage out of proportion. Corner splays to Regent Street for entrances to north and south, although the north is more elaborate and probably principal frontage.	
Condition	Good
	


Address / Building Name	22 Regent Street
Character Area	Regent Street
Status	Non-designated heritage asset
Use	Faith Charity / Residential
List Entry Link	N/A
<b>Brief History</b> Inter war building, possibly late 1930s – additional storey and extension added after 1944. Known as Sandhurst House in 1952, it was then occupied by Hurst and Sandler wholesale clothiers and manufacturers.	
<b>Brief Description</b> Four-storey brick built former factory and offices. Parapet to pitched modern roof. Windows give a horizontal emphasis (now modern replacements) although stair towers to Regent Street and Byron Street have a vertical emphasis with tall windows set in tall brick splays. Splayed entrance to Regent Street with rendered surround, wrapping around into Byron Street.	
Condition	Good
	

Address / Building Name	Hope Road Bridge
Character Area	Regent Street
Status	Non-designated heritage asset
Use	Bridge over Mabgate Beck
List Entry Link	N/A
<b>Brief History</b> Late 19th century	
<b>Brief Description</b> Cast iron parapets between stone piers with pyramidal caps. The parapets feature pierced quatrefoils and a decorative banding of Tudor Roses above and below. Heritage bollards to the pavement	
Condition	Good
	


Address / Building Name	Mabgate Beck Culvert
Character Area	Mabgate, Cherry Row/Mushroom Street
Status	Non-designated Heritage Asset
Use	Water course and floor defence
List Entry Link	N/A
<b>Brief History</b> The Mabgate Beck or Lady Beck, is a continuation of Sheepscar Beck, which flows from origins on Otley Chevin, through Bramhope, Adel and Meanwood. It attracted much early industry in Leeds as a useful source of water and power. Like many of the watercourses which flow through Leeds, it has over many years been diverted and culverted. As the use of the Mabgate Beck as a power source declined, the local authority decided to culvert the beck three to four metres below street level in 1900. Work began from 1913 and by 1939 the whole section between Mabgate to the River Aire was underground.	
<b>Brief Description</b> The beck is about 5.5m wide with vertical stone walls of varying height. Within the dry months, the beck is accommodated within a stone lined channel approximately 1.5m in diameter. This is flanked on either side by stone paved walkways. During periods of high water level, the beck rises above the walkways and is contained within the external walls.	
Condition	Fair to Poor
	

Address / Building Name	St Mary's churchyard gravestones
Character Area	St Mary's
Status	Non-designated Heritage Asset
Use	Grave markers
List Entry Link	N/A
<b>Brief History</b> The associated church (demolished 1979) was built following the 1818 Church Building (or 'Million') Act which was passed partly to fund the construction of churches in growing areas of population in the north. By the mid-1850s the churchyard was already overcrowded.	
<b>Brief Description</b> A number of grave markers survive within the green space which was formerly St Mary's churchyard. These are sandstone and laid flat either within the grass or across the public footpath. They are therefore prone to both weathering and physical wear and damage from pedestrians.	
Condition	Fair to Poor
	

Address / Building Name	KD Brothers, Hope Road
Character Area	Regent Street
Status	Non-designated Heritage Asset
Use	Vehicle repair and recovery services
List Entry Link	N/A
<b>Brief History</b> Built in 1907 according to a rainwater hopper head.	
<b>Brief Description</b> Constructed in a red brick with stone dressings in a version of English Garden Wall Bond. Two-storeys, but double height internally. The modern pitched roof with roof lights is concealed behind a parapet with four distinct gables, below are large arched window openings with stone dressings, two of which have been blocked. Modern splayed pedestrian entrance to the west; all openings have been modified or inserted and have concrete lintels; modern windows and doors throughout with modern roller shutters. Rainwater hopper (inscribed with 1907) survives on west elevation.	
Condition	Good to Fair
	

Address / Building Name	Adjacent to 37 Mabgate Green
Character Area	Regent Street
Status	Non-designated Heritage Asset
Use	Commercial / industrial
List Entry Link	N/A
<b>Brief History</b> First half 20th century (possibly between 1919 and 1933), flanked by modern buildings.	
<b>Brief Description</b> Part of a row of industrial buildings; the central two gables are probably from the first-half of the 20th century with attached more modern structures to the north and south. It occupies an irregular plot backing onto the Mabgate Beck. Red brick in a number of brick bonds with a partially reconstructed frontage. Two-storeys and six bays. Timber casements below concrete lintels to first floor and ground floor concealed by roller shutters; vehicle entrance to left. North light roof.	
Condition	Good to Fair
	



This map is interactive. By clicking this button  (on the left) you can switch on different elements of the conservation area analysis and view them in context with each other.

