

Case Study: Burley Rd / Westfield Rd



Location:
Leeds

Project type:
Residential /
Commercial

Client:
HAB]house Ltd

Current Stage:
Planning

Cost:
Approx £1.6m

The Site

The site is 0.0372 hectares and located on the fringe of Leeds' city centre as defined in the adopted development plan. The land has previously been developed and currently accommodates a delapidated three storey Victorian warehouse abutting the Westfield Road street frontage and a tarmac hardstanding which covers the remainder of the site including a vehicle cross-over onto Burley Road. It was last used as a car tyre fitting garage accessed from Burley Road which occupied the existing forecourt and lowest level of the converted warehouse (Class B2). The two upper floors of this warehouse are accessed from Westfield Road and were previously used as office space (Class Ec). The site is currently unoccupied and appears run down in relationship to neighbouring properties.

Key Aims

Our brief was to make design proposals that would instigate the renovation and reinvigoration of the site whilst

complimenting surrounding properties. Our overall challenge was to enhance this city block and bring the site back into mainstream use.

Design Principles

Our proposal is a combination of refurbishment and new build construction. The existing warehouse is to be retained, refurbished and extended to create 6 no. new dwellings. Along the Burley Road frontage, a new 4 no. storey property will be built to infill the gap between the adjoining terraced properties alongside. This new building will accommodate a purpose designed commercial unit at ground level and have 3 no. new dwellings above. The refurbished warehouse and the new 4 no. storey building will 'edge' the site and enclose a new, inner landscaped courtyard between, accessed from Burley Road. In total, this proposal will create 1 no. new commercial unit (Class Ea,b,c), 9 no. new dwellings (Class C3) and an area of landscaped private open space.

" We pride ourselves in designing beautiful, user friendly, responsive architecture and spaces that people enjoy. We work with our clients to build close working relationships that ensure their expectations are met"

Jeremy Newsome
One Design Architects





“ The scheme is an imaginative use of this small site which is in keeping with the character of the area, whilst making best use of the site and existing buildings ”

Leeds Civic Trust

Proposals

The scheme retains the brick warehouse and proposes a sympathetic redevelopment to safeguard part of the city's historic fabric. The existing ridge line is not altered but new dormer windows have been added to the existing roof so maximise potential residential accommodation and create additional interest to the local skyline. The warehouse elevations facing Westfield Road have received minor modifications to suit their new residential use but the building's original character is retained.

To match the warehouse, the additional building alongside Burley Road will be built using a majority of brick although panels of render are proposed to link with rendered walling within the inner courtyard behind. The elevations' balance of solid-to-void is consistent in relation to the relative scale of the neighbouring properties along Burley Road and Westfield Road. In terms of massing, it will generally resemble those existing buildings alongside; it will have a commercial unit at street level with additional accommodation above. The overall height will be slightly above those of its immediate neighbours but will not appear overly higher from street level through having its top storey set back from

the main building line to allow inclusion of a south-west facing roof terrace. This set back to the front elevation and flat Sedum covered flat roof above will create further visual interest to enhance the streetscape along Burley Road.

All but one of the residential units formed will be dual aspect with windows facing north-east and south-west. Between the existing and new buildings, a new landscaped courtyard will be formed for the sole use by the residents. This area will allow light and views for the residential units and will be the location of secure bicycle storage and recycling / refuse storage.

The proposal is a positive and appropriate use for the site. It makes full use of the existing building on site, creating a distinctive and cohesive place for people to live and work.

This development is a design proposal that will enhance and regenerate this under-utilised site with a new mixed-use scheme that retains and makes full use of the site's existing historic building

The proposal respects the scale and design of neighbouring buildings and enhances the streetscape and should encourage further regeneration of surrounding sites.

