

## Welcome to our Community Consultation for the Arcadia site

Welcome to our community drop-in event on our proposals to regenerate the former Arcadia site in Burmantofts. Our proposals seek to provide benefits to both the local area and the wider city through the delivery of approximately 500 townhouses and apartments, up to 3.5 hectares of land for employment, and land for public green space.

Ahead of submitting a hybrid planning application before the end of the year, we have launched this public consultation exercise to give you the opportunity to have your say, speak to key members of the project team, and help to shape elements of the masterplan.





# Introduction

Avant Homes North Yorkshire is planning to redevelop the Arcadia site in Leeds by demolishing the majority of the existing factory buildings, replacing them with approximately 500 new high-quality townhouses and apartments. Our proposals also include the creation of up to 3.5 hectares of employment land and land for public green space.

**As part of this project, we aim to:**



**Contribute to the local and wider community**

by creating opportunities for people to live, work and play within the site.



**Offer a range of homes,** from starter homes

to family homes, with both houses and apartments.



**Create employment opportunities** by

reserving land for interested businesses.



**Celebrate the site's history** by retaining its

heritage and providing opportunities for business on-site.



**Promote active lifestyles** by introducing

walking and cycling routes throughout the new neighbourhood and beyond to key destinations.



**Connect wider green spaces** by creating

new routes, as well as promoting routes to existing neighbouring green spaces.



The project will be undertaken in phases, with the first phase focusing on building around 300 homes in the southern portion of the site. The second phase will deliver the remaining 200 homes and include land for employment uses in the central and northern parts of the site.

**The new homes will be available for purchase or rent or offered as affordable housing.**



## About Avant Homes

Avant is a private housebuilder with headquarters in Barlborough, Chesterfield. It has nine regional offices across the Midlands, the North, and Scotland; its local one is based at Thorp Arch, Leeds. Our mission is to provide quality homes for everyone, ensuring our homes are both well-built and affordable for customers.

### Guided by our core values, we strive to provide excellence in all areas:

- **Customer-orientated:** We put customers at the heart of everything we do.
- **Accountable:** We take responsibility for our own actions.
- **Integrity:** We are open and honest - we aim to do the right thing.
- **Teamwork:** We recognise everyone has their part to play in making us stronger as a team.
- **Ambitious:** We strive to make a long-term, sustainable difference, growing our business for the benefit of all stakeholders.

By placing social and environmental matters at the heart of our business, we want to play a key role in securing a better future for the wider community.

Our values are the traits that Avant people live by to guide our work, helping us to achieve our vision and mission.





## Heritage of the Site



We understand the rich heritage of this site from its roots as the home of Burton, then more latterly, Arcadia. Hudson Road was the heart of Montague Burton's empire. He chose Leeds because it was the centre of Britain's textile industry and so had access to skilled tailors and machinists.

We will respect this heritage with a range of sensitive interventions throughout the redevelopment of the scheme:

- Our proposals aim to retain **the existing southern and northern period façades** that provide a focus for the historic use of the site while creating a modern and bespoke development.
- The design of the new buildings will **pay tribute to the 1930s art deco style** of the historical façades on Hudson Road through contemporary reinterpretation.
- We will use the **existing architecture to influence the modern design** on-site, including the use of monochromatic materials, a Leeds-centric colour scheme, the incorporation of street names reflecting the site's historic use, and industrial style design choices.
- We also plan to **use iconic features** such as the existing sawtooth roof-scape and solid gable ends through our contemporary reimagining of the site.





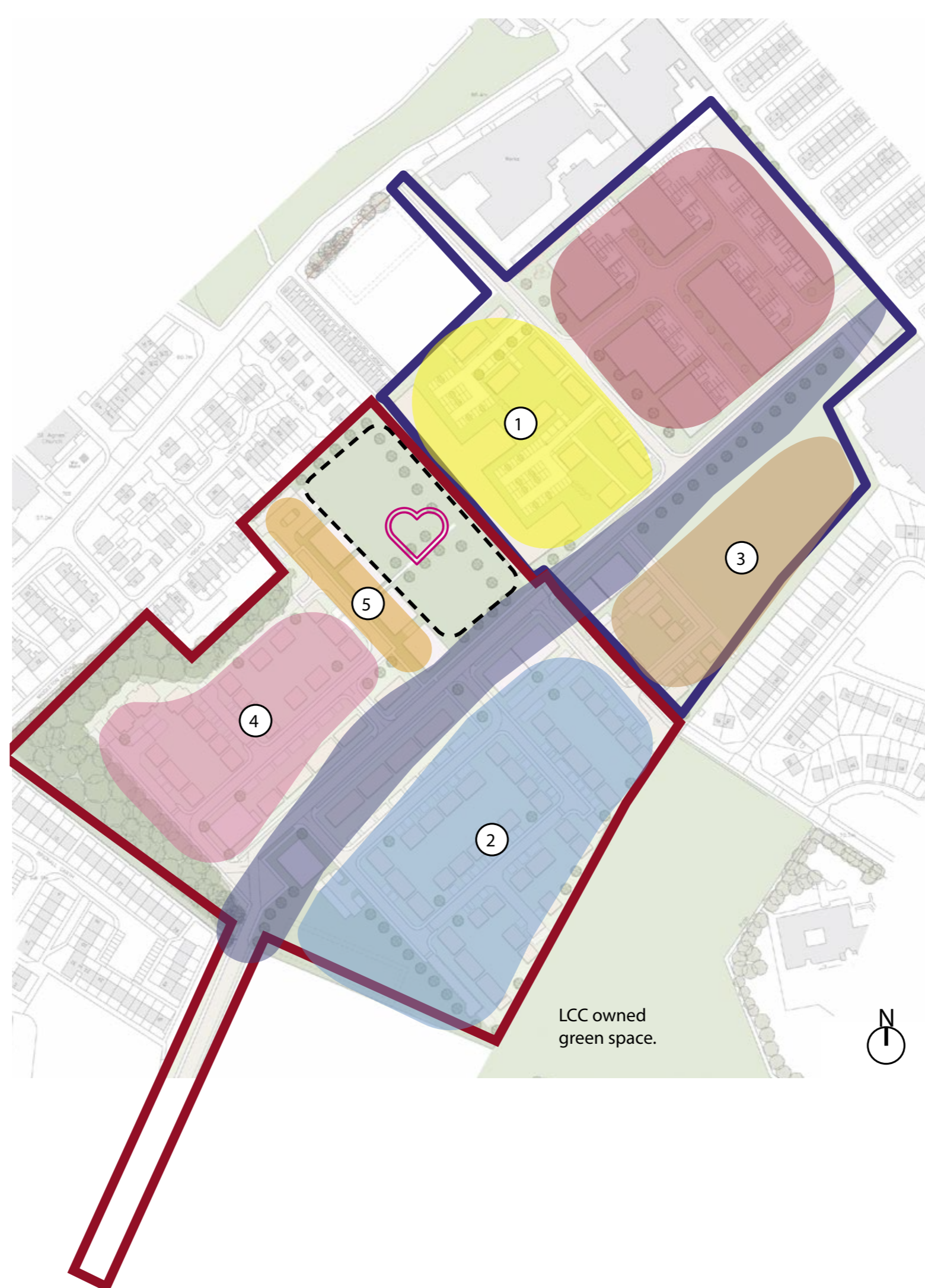
# Creating Communities

Our proposals will create neighbourhoods with unique character identities designed to address the housing needs of the area and city. As well as creating a unique identity for the site, this enables us to cater for individuals' various needs throughout different stages of their lives.



### Neighbourhood 1:

Smaller starter homes with small gardens and larger pocket parks for community use. The potential for apartments and a care home facility will also be included.



### Neighbourhood 4:

Family housing with larger private amenity and shared pockets of green space. Nestled next to the woodland walk area.



### Neighbourhoods 2 and 3:

Mix of starter homes and family housing with private amenity space that responds to neighbouring existing housing in both density and mass.



### Neighbourhood 6:

Creation of a tree-lined boulevard with parking to the rear.



### Neighbourhood 5:

Reflecting a Victorian-style square similar in style to Park Square in Leeds city centre.



## Creating a Hub for Employment

As part of our proposals, we will provide land for an employment zone, with the aim of creating opportunities for new employment to develop.

Apprenticeships for local people will be offered during the construction period.



We will retain part of the main Hudson Road frontage with improved pedestrian and cycle access provided into the wider site for the benefit of existing and new residents.



A design code for the new employment buildings will ensure respect is paid to the former factory building. The final layout for this part of the site and detail of buildings will be completed as demand for employment comes forward over the next few years.



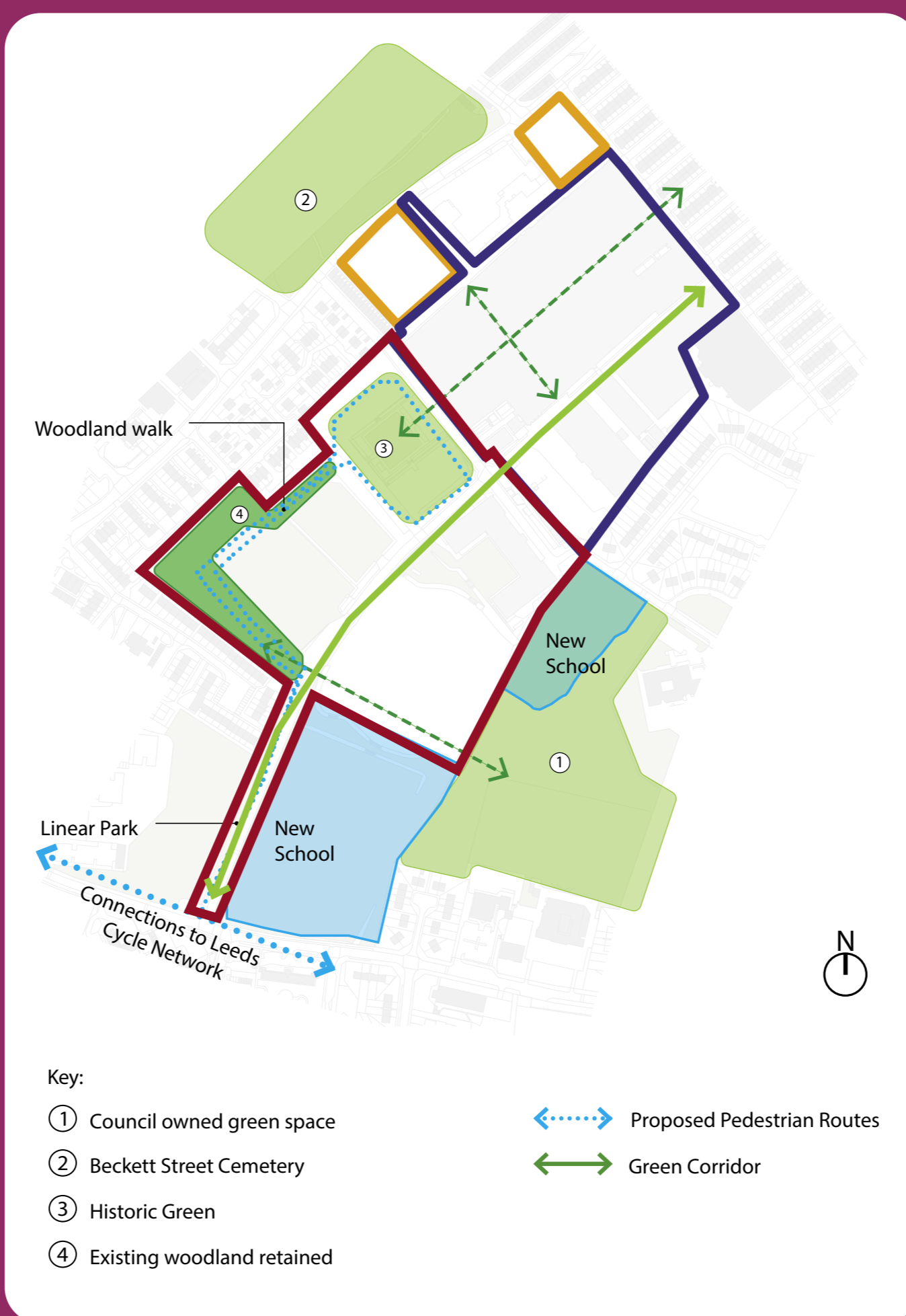
# Landscape and Ecology

A public square will sit at the heart of this scheme, located on the historic green provided by a philanthropic employer for all their employees to enjoy.



We will retain and rejuvenate this space for the enjoyment of all future residents and the wider local community.

Overlooked by the southern façade of the former factory building, we plan this space to be animated through art installations and wayfinding signage that brings to life the rich history of the site.



As well as introducing new green space throughout the site, we will manage the currently underused and overgrown woodland to the South East of the site. This will provide a healthier woodland area which will reduce the risk of trees or branches falling outside the property and allow us to lay out a new woodland walking route.





## Connectivity

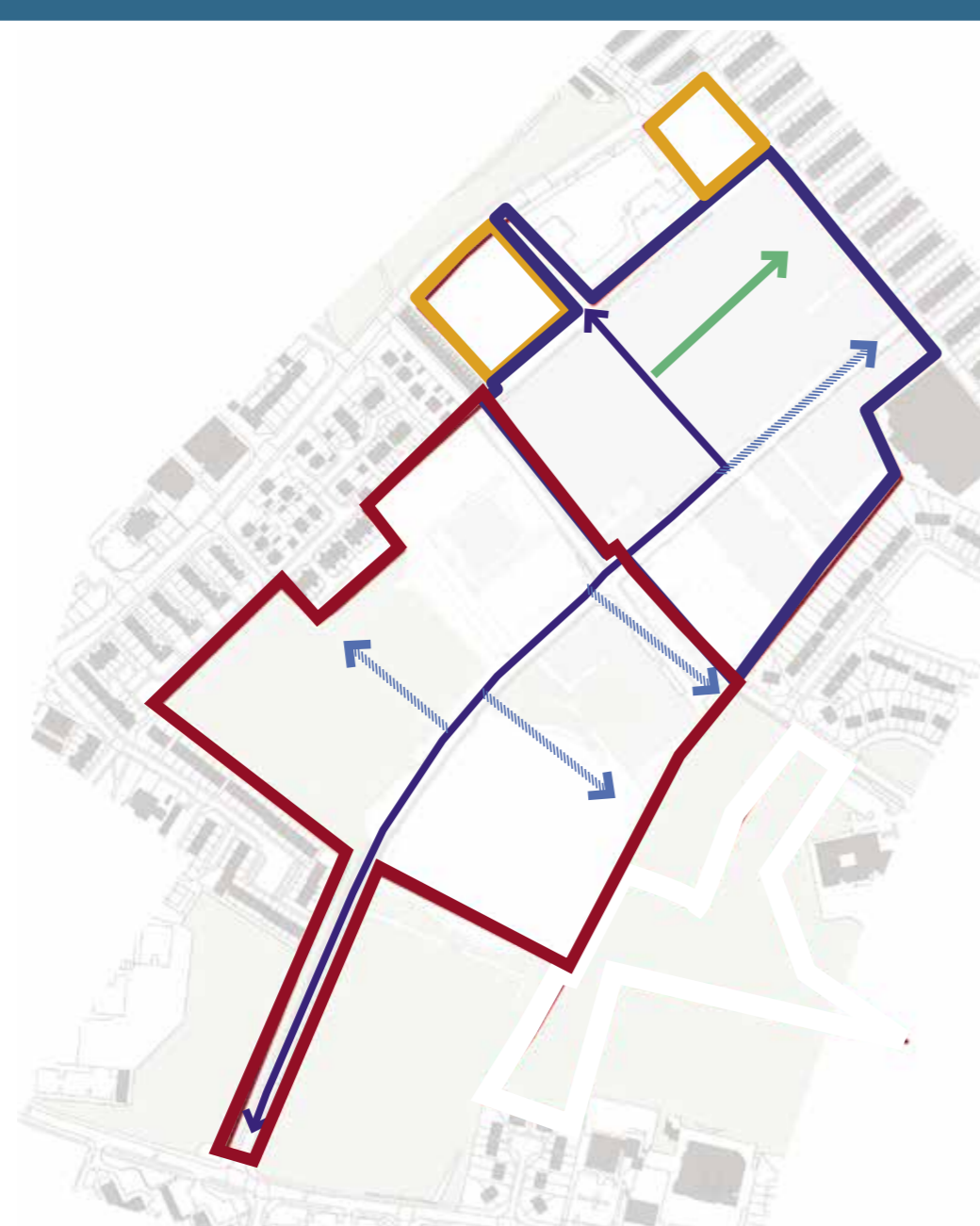
At present, Arcadia is a large, secured area in Harehills that blocks residents' ability to walk or cycle through this part of Leeds. Our proposals, aim to integrate the Arcadia site within the local community as much as possible.

The site's transport strategy is driven by improving both vehicular access and making the whole site easy and attractive to use for pedestrians and cyclists. The measures we will adopt are:

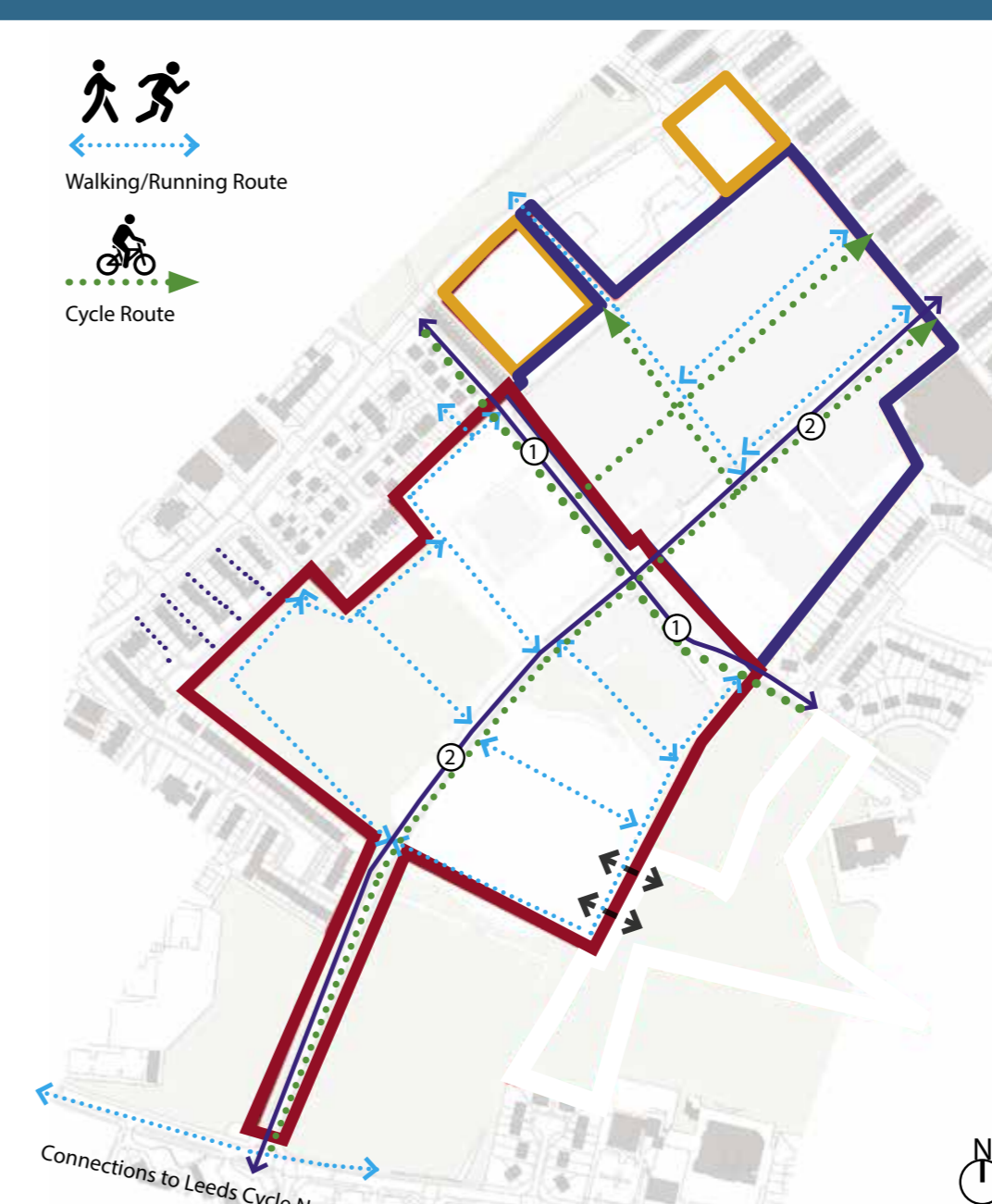
- Retaining the Trent Road access,
- Re-opening the Stoney Rock Lane access,
- Re-opening the two Hudson Road accesses and Torre Drive access, but for pedestrians and cyclists only.

We are considering re-opening the Westlock Avenue access for pedestrians and cyclists. Implementation of these measures will:

- Allow easier access to public transport on Stoney Rock Lane, Torre Road and Lupton Avenue for new and existing residents alike.
- Create safe, car-free routes for pedestrians and cyclists across Arcadia.
- Make best use of the existing two vehicular access points.



Key:  
 ↔ Major roads accessing site  
 ↳ Secondary access roads  
 → Access road for employment site



Key:  
 ↔ Key pedestrian/cycle routes  
 ↳ Proposed Pedestrian Routes  
 ↳ Existing Pedestrian Routes  
 ↳ Proposed Cycle Routes  
 ① Proposed East/West Axis  
 ② Proposed North/South Axis

The above measures will link with existing bus and cycle routes around the site. Key spaces and routes both within and outside the site will be connected and enhanced as a result of our proposals.



## Thank You and Next Steps!

Thank you all for attending our community consultation for the Arcadia site. We hope that you have found it both valuable and informative.

Your feedback is important to us. Please leave your questionnaire in the box provided or, alternatively, send your comments by post to:

**Arcadia consultation**  
**FREEPOST RUCJ-HCBA-JGGX**  
**Social**  
**2.23 Platform**  
**New Station Street**  
**Leeds**  
**LS14BJ**

You can also send comments by email to:  
[arcadia@social.co.uk](mailto:arcadia@social.co.uk)

Please make sure that all responses are received no later than **Friday 15th November**, which is when the consultation will close.

Finally, you can access our web site if you wish to review what you have seen at this exhibition: [www.arcadialeeds.co.uk](http://www.arcadialeeds.co.uk)

