

# SOUTHBANK LEEDS

# SPATIAL



# ENVIRONMENTAL

# OCCUPATIONAL

**Financial Quarter**  
It is centred around the Georgian Park Square which is one of the few green spaces in the city. The district has grown out towards the West of the city. Large corporations such as The Bank of England can be found here.

**Civic Quarter**  
North of The Headrow and is home to a number of wonderful Victorian buildings. It is also the location of the City Gallery and Town Hall.

**Victorian District**  
Home to Leeds' major shopping attractions, including two large shopping centres. Most streets are connected from Briggate which is the main shopping street. Other landmarks include the Corn Exchange and Kirkgate Market.

**The Calls**  
The Calls is just north of the River Aire. The area saw a decline after most industry moved out of the city centre towards Holbeck and Kirkgate. In 1985 Leeds City Council regenerated this area into a mixed-use area. Many of the old industrial buildings were converted into modern flats and commercial buildings.

**Holbeck Urban Village**  
The area was historically Holbeck's closest part to the city. Now it has been rezoned as a mixed-use urban renewal area south of the railway. The new HS2 station will border this area which makes it prime for investment and development.

**Southbank Regeneration Areas**  
These are the areas that Leeds City Council are focussing on in order to integrate spaces South of the River to the North. Our site is located here which makes it a crucial point in this new scheme.

**OUR SITE**

**View down the River when stood on the Leeds Bridge**

**When you first step into the site this is a prominent view, showcasing Victorian architecture and a local landmark**

**Leeds Bridge House**

**Water Lane has a high sense of enclosure as it's bound by high-rise apartments and the pub**

**The legged exposed area of the site is next to the main road, however it feels very exposed to the traffic, causing the space to feel unsafe**

**Taxi boats often travel down the River which is an attraction that should be taken advantage of in the future**

**Once the car park is gone it will leave a much bigger area that people can use and enjoy. Although they will have no protection from traffic which is a challenge that will need to be considered during the design.**

**Cross section showing the reality of the site with the multistorey car park.**

**Cross section showing what the space will look like once the car park is demolished.**

**High sense of enclosure: no space to enjoy, just a walkway**

**This is the Asda HQ car park which is a big neglected building. It often cuts off the sun making the path which goes around it very gloomy. This building will however be knocked down which will leave a large exposed area.**

**This building is solely residential and looks over the River Aire. The building is tall, and looks in better condition compared to the other surrounding buildings on our site.**

**This is Meadow Lane, the main road which runs through the site which is also very busy especially during the period of rush hour.**

**Old Red Lion Pub**

**EXISTING GREEN SPACE**

**PROPOSED GREEN SPACE**

**PROPOSED FOOTBRIDGE**

**CONE OF VISION**

**1** *Buddleia davidii* (Butterfly Bush)

**2** *Rumex obtusifolius* (dead flowers of a broadleaved Dock)

**3** *Prunus laurocerasus* (laurel)

**1** *Cotoneaster microphyllus* (Littleaf cotoneaster)

**1** *Hedera* (Ivy)

**1** *Rosa* (rosehip)

**South Bank Leeds Biodiversity:**

Overall the biodiversity of the site is poor with only a few shrub species such as Buddleia often left unkept to become overgrown.

The site does have potential to become part of a green corridor connecting existing green spaces and the River Aire, creating habitat and helping to increase the biodiversity of both flora and fauna within the city.

**Sovereign Square Existing green space**

**Sovereign Square Existing green space**

**Swans on the River Aire**

**Overgrown Buddleia on site**

**Crowded pedestrian spaces**

**People cycling**

**People jogging**

**Low usage by pedestrians**

**High usage by pedestrians**

**Small number of vehicles**

**High number of vehicles**

**When observing the occupational activities of the area I noticed that there were lots of pedestrians walking to and from the Tetley car park and the city centre, hence why two of the orange bubbles are on this path of direction of travel as they often had to wait to see if it was clear to cross the road.**

**The path running through our site wasn't used anywhere near as much as the other parts in the area, and apart from Asda employees I only spotted a handful of joggers and cyclists that used it to cut through from bridge to bridge.**

**I also noticed that the path round the back of the Asda HQ was mainly used by the Asda employees as a way to get to the main road. However I also saw many Asda employees walking on the main path at the front of the HQ with many other pedestrians.**

**The traffic was very busy with lots of vehicles on the road coming from the Tetley car park through to the town centre, and from Meadow Lane to the town centre.**

**THE CIVIC QUARTER**

**THE VICTORIAN DISTRICT**

**SOUTHBANK REGENERATION AREAS**

**THE FINANCIAL QUARTER**

**THE CALLS**

**HOLBECK URBAN VILLAGE**

Our site is situated on the southbank of the River Aire in close proximity to two crossing points for both vehicles and pedestrians.

It is around a 10 minute walk from the main shopping district and around 5 minutes from the train station. As we visited the site on multiple occasions, we observed that most pedestrians and cyclists were heading North into the city, presumably on their routes to work.

The space isn't used as a place to stop and enjoy, most people were rushing through as their is no real attraction to make them pause in the space.

**PANORAMIC VIEW**

**Cross section showing what the space will look like once the car park is demolished.**

**High sense of enclosure: no space to enjoy, just a walkway**

**This is the Asda HQ car park which is a big neglected building. It often cuts off the sun making the path which goes around it very gloomy. This building will however be knocked down which will leave a large exposed area.**

**This building is solely residential and looks over the River Aire. The building is tall, and looks in better condition compared to the other surrounding buildings on our site.**

**This is Meadow Lane, the main road which runs through the site which is also very busy especially during the period of rush hour.**

**Old Red Lion Pub**

**Sun Path in the month of February:**

With the removal of the existing ASDA car park the space will be predominantly South facing meaning it will be exposed to sunlight for much of the day.

This gives the site potential to be a PLACE where people can sit and stay rather than quickly passing through the SPACE.

**Sunset 16:59pm**

**Midday 12:20pm**

**Sunrise 7:45am**

**Dusk 17:32pm**

**Dawn 7:08am**

**CONE OF VISION**

**Midday Sunlight on the south facing buildings. (12:33pm February 6th 2020)**

**Shade cast by northfacing buildings at midday. (12:33pm February 6th 2020)**

**Relaxed feel/Welcoming**

**Relaxed feelings but keeping aware**

**Tense emotion/Less relaxed**

**No feeling of safety**

**Water Lane is not the most pleasant street to walk down, the building facades rise high above and it creates an enclosed space. There is little street lighting which causes the street to feel unsafe, especially at night.**

**When first walking into the site you notice the row of businesses, but then your eye is drawn upward to the residential buildings above, and you notice the neglected, almost abandoned condition of them. It provokes a sense of uncertainty.**

**The pub gave off a very english feel and evokes a sense of nostalgia as you can see that it has been around for years. It gives character to the space which isn't found anywhere else in the site.**

# ECONOMY

**Southbank is located in the epicentre of a fast-growing city centre. The area has the highest density of employment.**

More and more people are visiting the city due to large investments in retail and the transport links that the station provides. However the South side of the river is neglected from tourism, maps of the city don't show below the river which means no one really visits the area.

In response to this issue, local governments are developing the area with a new regeneration scheme. Once this is complete, 35,000 more jobs will be available, which will boost the local economy. More jobs means will make the area more appealing for residential development.



**Is the site a SPACE or a PLACE?**

We believe the site is a space, not a place for people. The neglected condition that the site is currently in doesn't provide safe areas for users to stop and enjoy, at present they simply use the space as a cut-through or cycling/jogging routes. The car park is in very close proximity to other buildings and blocks sunlight to the areas below and creates a strong sense of enclosure, but once it has been demolished it will create a more open and comfortable place.

# PHYSICAL

**This is a privately owned car park which is separate from the Asda HQ.**

**The River Aire runs next to our site and has a breadth of history. However, there is no direct use for it yet in relation to our site. There is on the other hand a proposed footpath which will lead people from the south bank of Leeds through to the city centre.**

**These two buildings are split into two, with ground floor being commercial and the floors above being residential. The left building was considerably more run down compared to the building on the right which has modern looking letting agency's and an office.**

**Commercial**

**Residential**

**Main Road**

**Privately Owned Car Park**

**River Aire**

**Asda HQ Car Park**

# TEMPORAL

**Pedestrian use of the site over a day:**

**Morning - Few pedestrians**

**Midday - Increased number of pedestrians**

**Night - Very few pedestrians**

Overall the number of pedestrians was lowest at night (19:00pm) and highest at midday (12:30pm), although the number of pedestrians through a whole day was still relatively low compared with the rest of the city.

**Number of pedestrians in the Morning**

**Number of pedestrians at Midday**

**Number of pedestrians at Night**

**MORNING**

**MIDDAY**

**NIGHT**

# EMOTIONAL

**Water Lane is not the most pleasant street to walk down, the building facades rise high above and it creates an enclosed space. There is little street lighting which causes the street to feel unsafe, especially at night.**

**When first walking into the site you notice the row of businesses, but then your eye is drawn upward to the residential buildings above, and you notice the neglected, almost abandoned condition of them. It provokes a sense of uncertainty.**

**The pub gave off a very english feel and evokes a sense of nostalgia as you can see that it has been around for years. It gives character to the space which isn't found anywhere else in the site.**