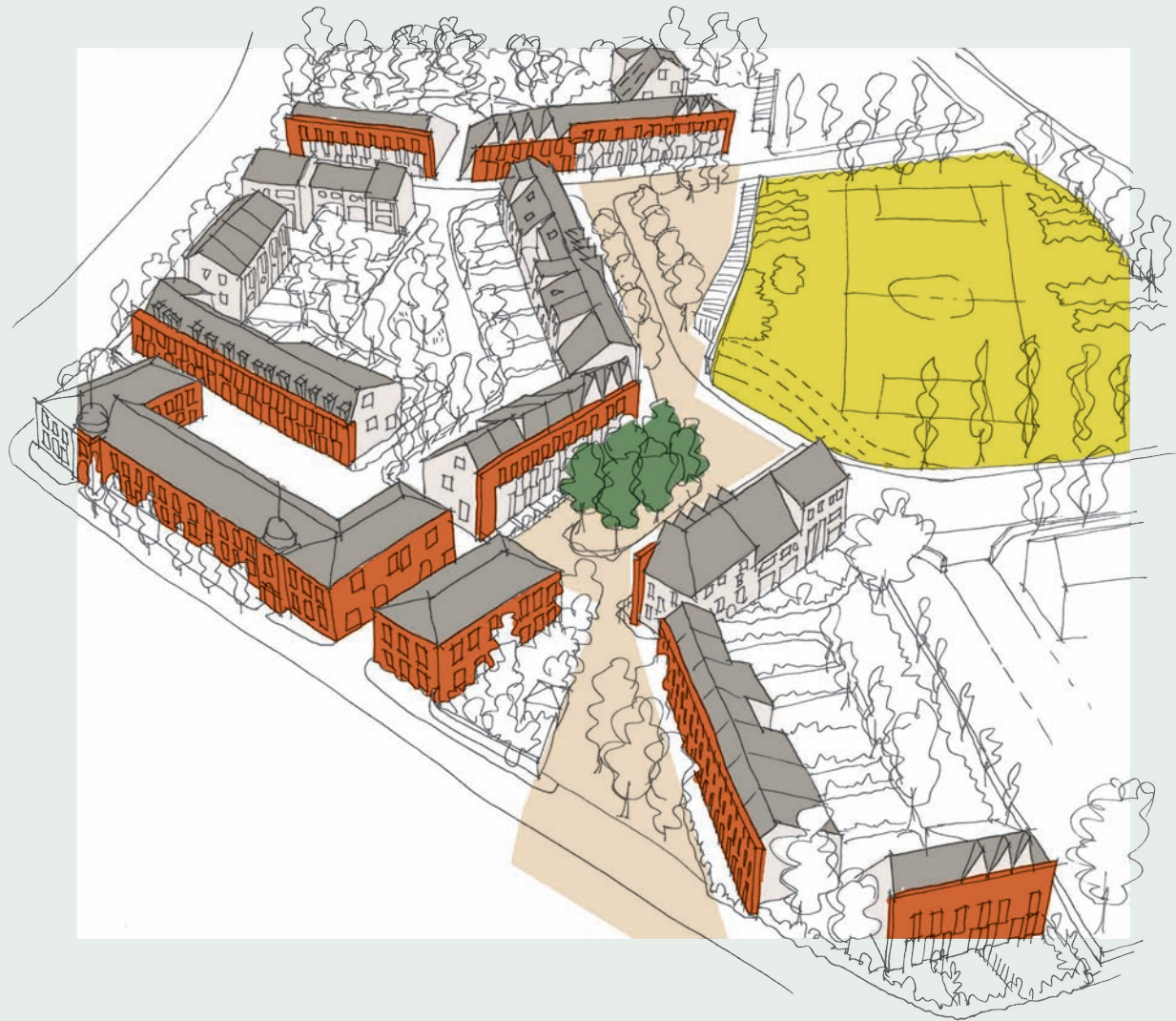


# Leopold Park

A community regeneration prospectus



This community-led project will transform derelict land, an under-used playing field, a dilapidated day-centre and run-down historic buildings into a vibrant urban village, bursting with sustainable housing, recreational space, opportunities for inter-generational connections and a diverse intentional community grown from the local area.

# Who we are

ChaCo (Chapeltown Cohousing) aims to establish a cohousing community of 20–30 households in the area.

Most of us have lived in Chapeltown for many years and plan to stay. We are committed to the local area, with children at local schools, active roles in local organisations – including our own housing co-op – and strong connections within the community. Our wide variety of backgrounds, skills and experience include community development, charities, social enterprises, businesses and local authority regeneration.

We investigated many local sites before producing our initial ideas in late 2012 for a new residential neighbourhood as a southern gateway to Chapeltown on Leopold Park.

With the aid of a £10,000 grant from the Social Investment Business, we were able to undertake a pre-feasibility study involving input from 67 local residents, a wide range of local organisations,

## Key facts

- 2.4 hectare site (including field)
- southern boundary of Chapeltown
- 25 cohousing dwellings
- 75 other dwellings
- revitalised playing field
- common 'village' plaza and hall
- public realm held in perpetuity for community use



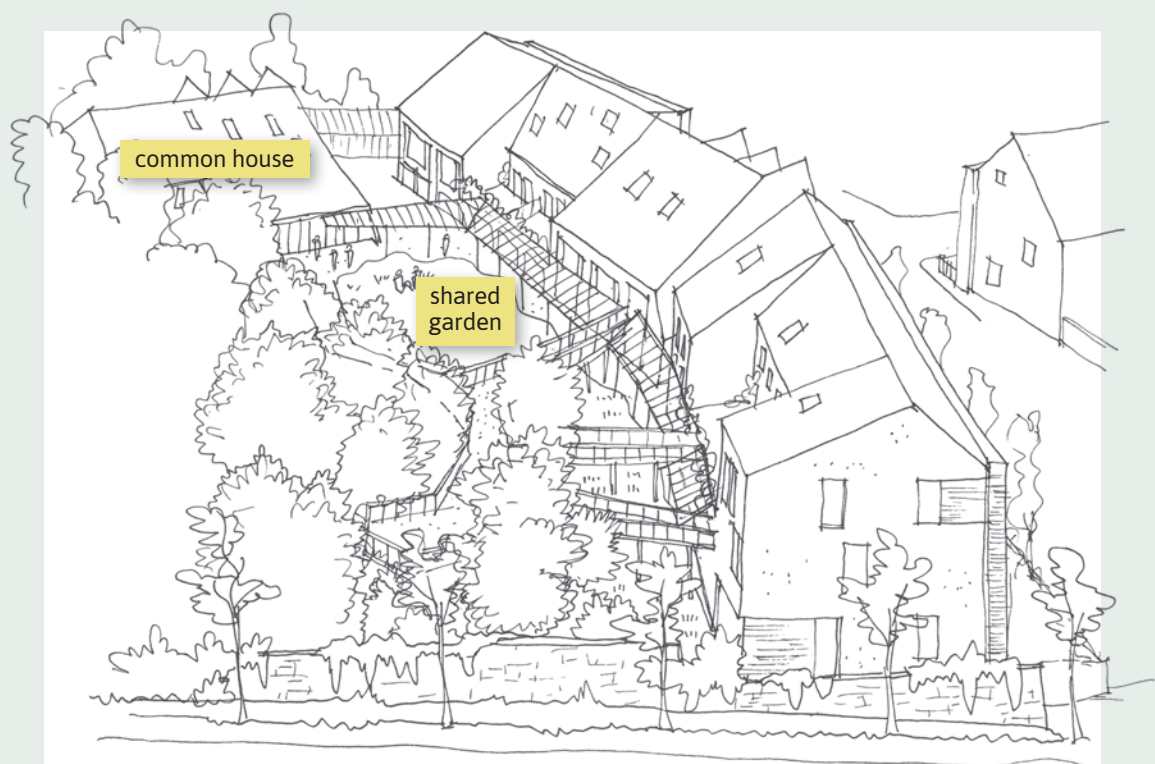
**Fabian Hamilton MP,  
Leeds Northeast**

I sincerely hope that Leeds City Council will play its part in supporting this exciting and innovative housing development that is proposed here in Chapeltown, an area where more accommodation is really needed. Community-led development can breathe new life into our city and give hope to those who need decent housing.

and professional experts in housing, architecture, planning, project management, finance and regeneration.

The study has enabled us to produce financially viable proposals that build on the strengths, history and values of the community and meet local aspirations.

**We believe that community-led development offers tremendous opportunities for Chapeltown.**



ChaCo's proposed  
cohousing scheme,  
looking north from  
Barrack Road.



## Site location



Leopold Park sits at the southern boundary of Chapeltown, between Chapeltown Health Centre and the Children's Centre.

## Cohousing

Cohousing communities are created and run by their residents. Each household has its own private home but also shares a whole extra set of community resources and facilities. Residents regularly come together to eat, cook, garden, relax, party and make decisions. Cohousing is a great antidote to isolation, bringing together different generations, and building neighbourly support and community spirit.

Cohousing is a community living model well known in Europe and North America, where its positive social nature has been shown to have beneficial effects on the wider local area, adding value to surrounding streets.

# What we want to do

Leopold Park is a 2.4 hectare site at the south of Chapeltown which Leeds City Council intends to sell in the near future.

There is a growing realisation within the local community that we have an opportunity to regenerate and redevelop the site in an imaginative way that will provide benefits for the whole neighbourhood.

At the heart of the development is ChaCo, a cohousing development consisting of 25 homes and family units who co-operate with each other to benefit from shared resources and strong community values. This group provides a stable and permanent social anchor to the development as a new neighbourhood.

We want to create...

## a diverse and caring community

- mixed tenure, affordable, self-build and cohousing
- units for families, single people, older people and those with special needs
- opportunities for communal projects in each block to encourage community interaction across the whole site

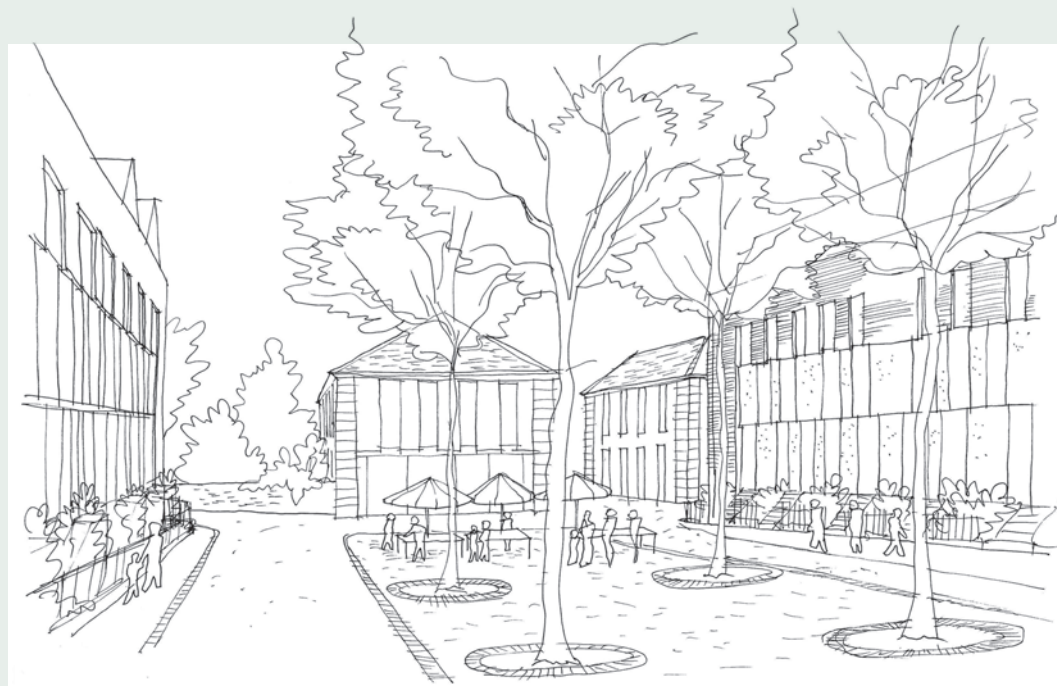
- central plaza and community resource centre to provide opportunities for entertainment and inter-generational or educational group activities
- community interaction and wellbeing enhanced through the overall design of the estate, provision of mixed residential uses, office space, and opportunities for engaging with community-based projects

## a healthy community

- food-growing space, a sensory garden and 'green gym' linked to the health centre to help improve physical and mental health of patients and the local community
- supportive environment for older people, close to the health centre and hospitals

## an attractive community

- improved physical environment, with new pedestrian routes, spaces and views into and across the site, creating a welcoming character
- plaza and playing field – new and revitalised gathering spaces for the whole community
- new homes designed to complement the character and quality of Chapeltown's built heritage



**Karl Fowler,**  
**Prospective resident**

It would be great to have a well-managed community building here. I'd love to see a place where young and old can meet up, share stories, and learn from each other.

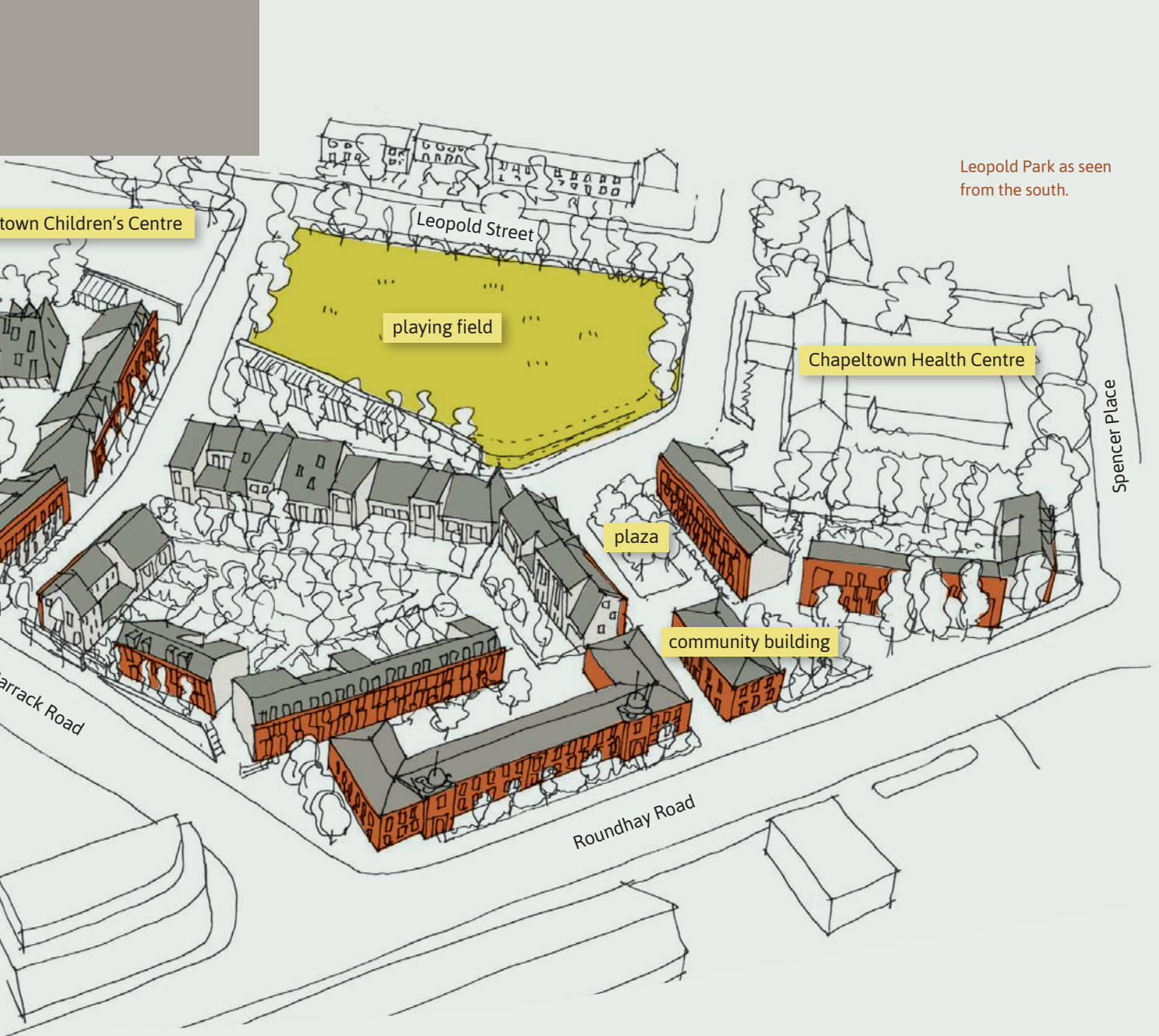
I want to bring back that sense of community I grew up with. It's gone too far the other way.

View of the plaza from the north. At the far end is the proposed Leopold Community Centre, with toilets and changing facilities for users of the playing field, and a secure storage area for gardening equipment.

Chapel

ChaCo





Leopold Park as seen from the south.

### a connected community

- access roads that integrate the site into Chapeltown and new walking and cycling routes into the city centre
- building social capital through new links, relationships and interaction between different groups

### a learning community

- improved high-quality, safe, school playing field with changing facilities
- community food-growing areas to promote local food production and sharing of skills, with opportunities for local schoolchildren to learn about ecology and the environment.
- national headquarters for Permaculture UK which would actively support the management of the site as a practical demonstration project and training hub

- Opportunities for training and employment in construction for young people and homeless people through partnership with Latch

### an entrepreneurial community

- low-cost rental space for Leeds charities and community organisations
- social enterprise opportunities for local people

### a sustainable community

- energy-efficient housing
- reduced emissions by providing enhanced cycling and walking opportunities and car-sharing
- reduced food-miles through food-growing

### an empowered community

- local residents promoting intentional community, and managing communal projects and the community centre.

# How we will do it



## James Hartley, Leeds Action to Create Homes

ChaCo members are people who know Chapeltown, care for their community and want to make it a better place for people to live. I believe their plans will do this.

Site plan showing public space and location of zones.

Leopold Park is integrally linked with green resources and a revitalised Leopold Field. The field will be brought into fuller use through an improved playing surface and changing facilities for the benefit of the local schools cluster.

Landscaping and planting across the new public realm will be designed and managed on sustainable permaculture principles to promote food-growing, biodiversity and ecological resources.

Delivery and future management of the development will be through a new Community Land Trust: the Leopold Trust. This organisation will be constituted by local interest groups and will operate for the wider benefit of the local area.

## Zoning

The site is divided into six development zones within the overall plan. Four of these are designated as housing, with each zone divided into building plots. Each plot allows for front and back entrances, on- or off-street parking and private outdoor space. Plots are designed to become part of a larger terrace of homes, allowing for individual houses, flats or combinations of these.

Zone	Area m <sup>2</sup>	Plots	Dwellings
1	3015	17	25
2	2395	18	26
3	2480	18	26
4	2450	16	23
5	2025	up to 22	up to 22
6	400	-	-
<b>Totals</b>	<b>12,765</b>	<b>69*</b>	<b>100*</b>

\* Excluding Zone 5

## SITE SIZE

Development site area	1.78Ha
Overall site area inc field	2.38Ha





Site-wide facilities such as car-sharing, energy management, recycling and landscape management are potential additions to the development.

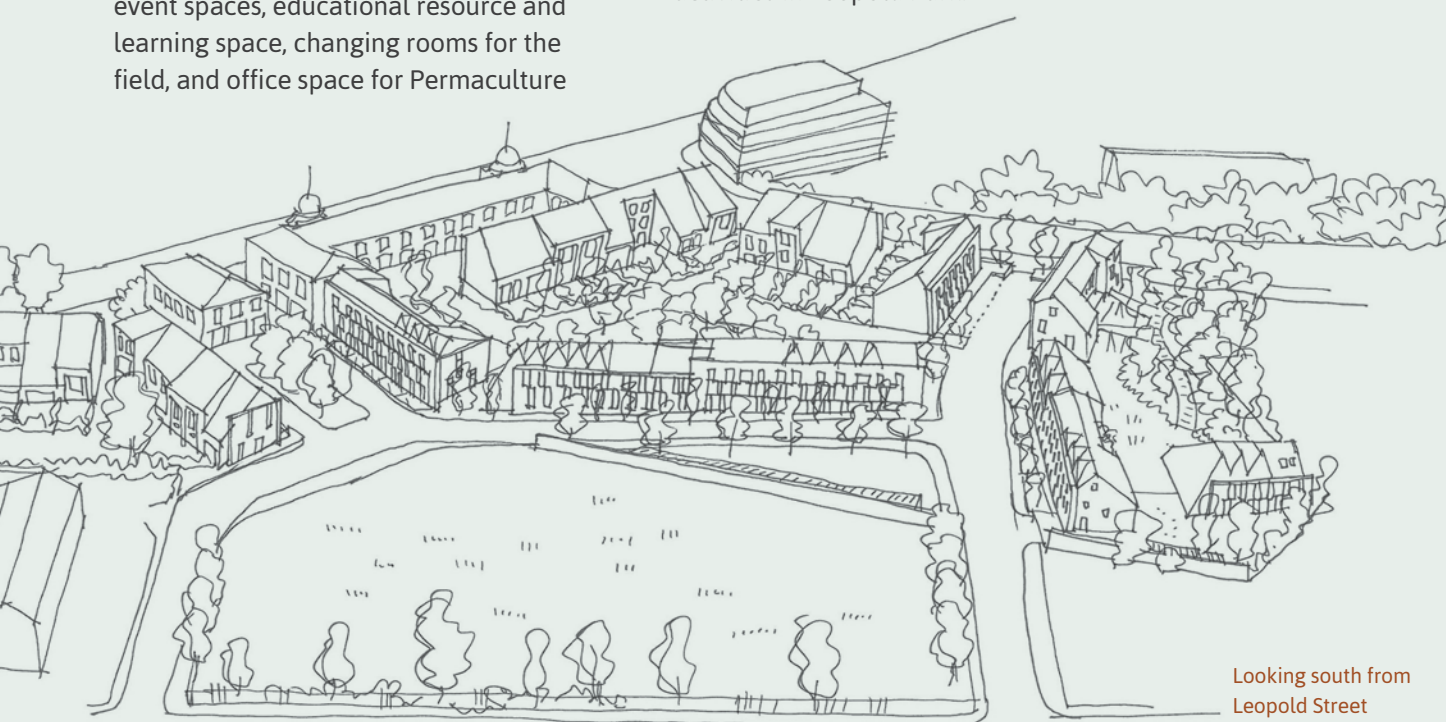
**ZONE 1** has been designated for development by the ChaCo cohousing community.

**ZONES 2, 3 & 4** are development sites, each with 16–18 serviced, prepared development plots. These sites could be developed out by potential partners, including housing associations, housing developers, other cohousing groups, or individual self-builders. One of our prospective partners, Latch, is looking at an affordable self-build housing project on part of one of these Zones.

**ZONE 5** is the existing building fronting Roundhay Road. This will be redeveloped as flexible mixed-use opportunity, with small-scale uses including charitable organisations, small businesses and loft style apartments. Expressions of interest have been received from charities and community groups.

**ZONE 6** has been set aside as the Leopold community building, with meeting and event spaces, educational resource and learning space, changing rooms for the field, and office space for Permaculture

UK on the upper floor. Together with the field and the plaza, these facilities will encourage a wide variety of community activities in Leopold Park.



Looking south from Leopold Street

## Potential timeline for development

2015

- ◀ Negotiations with LCC. Option/exclusivity period leading to conditional contract.
- ◀ Work up proposals, Finance & Funding; Outline planning.
- ◀ Transfer of site to CLT on grant of planning.

2016

- ◀ Site enabling – infrastructure, roads, levelling works carried out by CLT (with partner).
- ◀ Leopold CLT sells Zone 1 to ChaCo, Zones 2, 3 & 4 to partner developers. Zones 5 & 6 retained.
- ◀ ChaCo develops cohousing in Zone 1. Zones 2, 3 & 4 constructed by partners to their own timescales, including detailed planning. Leopold CLT develops Zone 5 for charities and social enterprises and Zone 6 for community use.

2017

- ◀ Homes in Zones 1, 2, 3 & 4 start to be completed and occupied by individual residents. Zone 5 let and occupied. Zone 6 open for community use. Leopold CLT manages common areas in perpetuity for community.

# Help us make it happen

## We're looking for:

- LCC decision-makers
- housing associations
- enlightened developers
- investors
- local community groups
- local residents
- other cohousing groups
- self-builders
- food-growers

If you'd like to be part of this innovative development, to help create the final plan, or you're able to help us achieve the full potential of this site, please get in touch.

**We have a unique opportunity to make real and lasting change for the better.**



**Ali Phelps,  
Prospective resident**

I'm looking forward to sharing daily life across generations in the same Chapeltown that's been home for 40 years.

And I'd love to help local primary schools get into food-growing on the site.



**Cllrs Eileen Taylor,  
Jane Dowson and  
Mohammed Rafique**

As ward councillors we think a community-led project like ChaCo would bring fantastic benefits for our area and its residents.

## Acknowledgements

ChaCo would like to express our thanks to the following, with apologies to anyone we've missed: Andrea Tara-Chand, Chapeltown Development Trust

Alison Andrews, Quiet Word  
Andrew Wells, Allsop LLP  
Andy Goldring, Permaculture Association & Feed Leeds  
Cath Muller, Cornerstone Housing Co-op

Chiara Tornaghi, University of Leeds

CHES Cluster

Chris Thompson, Citu

Cllr Eileen Taylor

Cllr Jane Dowson

Cllr Mohammed Rafique

Cllr Richard Lewis

Cllr Roger Harington

Corrina Lawrence, Feel Good Factor

Fabian Hamilton MP

Hannah Fleetwood, CLT Network

Imba Yedu Housing Cooperative

James Hartley, Latch

Jane Kent, Principal, Hillcrest Academy

Jimm Reed, CoHo Ltd

Jo Gooding, UK Cohousing Network

Jonathan Morgan, Morgan LLP

Julie Harkness, Head teacher, Bracken Edge Primary School

Justin Lunn, Architect

Lancaster Cohousing  
LCC staff, too numerous to list

Lilac Cohousing

Lizzie Wilson & Malcolm Lynch, Wrigleys Solicitors LLP

Lutel James, Chapeltown Development Trust

Lyn Kesterton, Locality

Martin Gaskin

Martyn Broadest, Connect Housing Association

Matt Jones, Savills LLP

Peter Atkinson, CoHo Ltd

Pupils from Bankside Primary School

Sarah Rutty, Head teacher, Bankside Primary School

Social Investment Business

Sophie Michelena, Locality

Stephen Ellis, Leeds Federated Housing Association

Tom Archer

Tom Bliss, Leeds Beckett University

Wayne Noteman, Unity Housing Association

...and all the wonderful people of Chapeltown who have contributed their ideas and encouragement.

## Find out more

Chapeltown Cohousing

115–117 Spencer Place, Leeds, LS7 4DU

07474 873791

[info@chapeltowncohousing.org.uk](mailto:info@chapeltowncohousing.org.uk)

[www.chapeltowncohousing.org.uk](http://www.chapeltowncohousing.org.uk)



All drawings and designs within this document have been prepared by Justin Lunn, architect, who asserts the moral right to be identified as author of them.

Chaco asserts the moral right to be identified as the author of this prospectus.