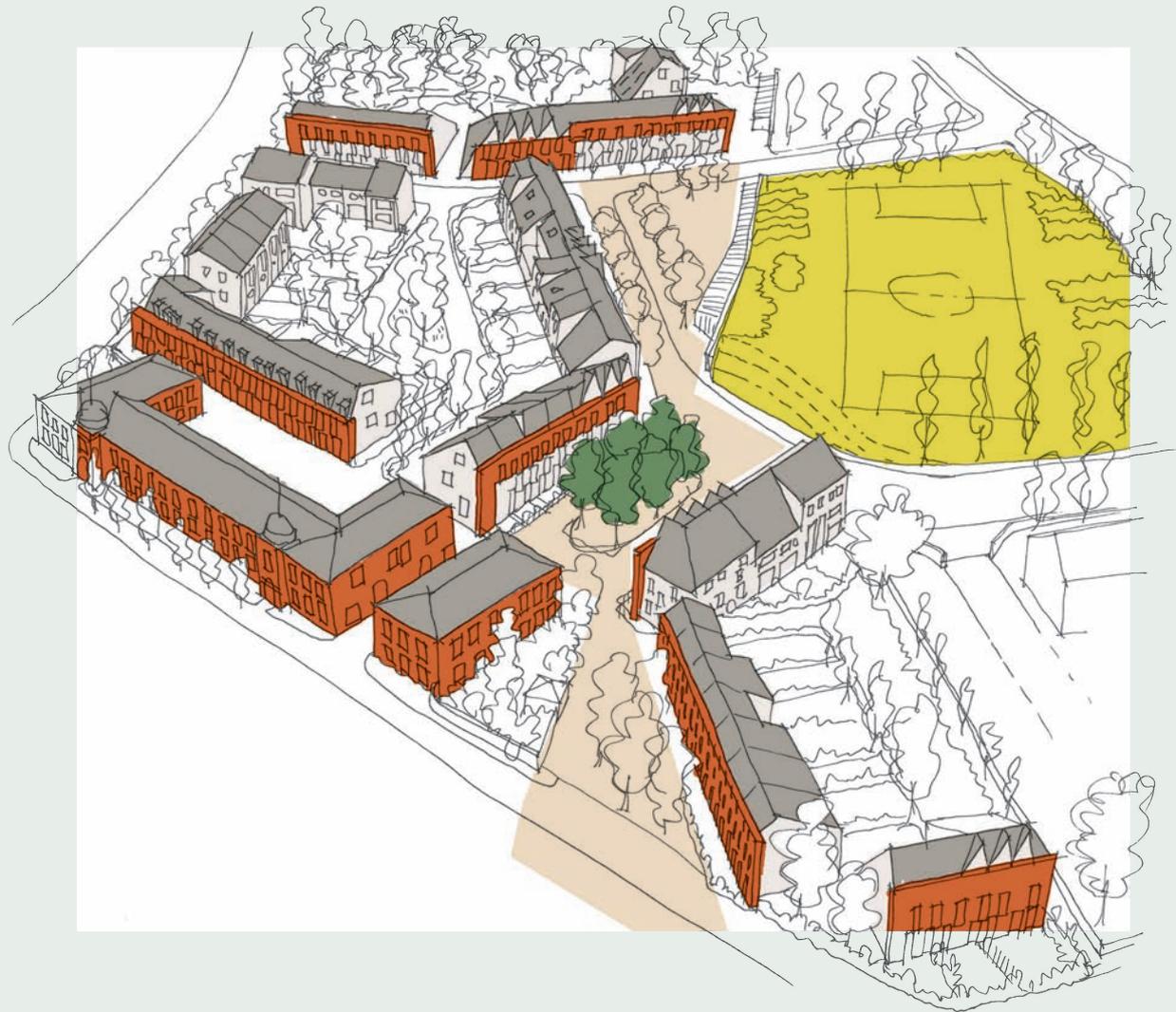


Leopold Park

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

Most of us have lived in Chapelton 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 Chapelton 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 Chapelton
- 25 cohousing dwellings
- 75 other dwellings
- revitalised playing field
- common 'village' plaza and hall
- public realm held in perpetuity for community use



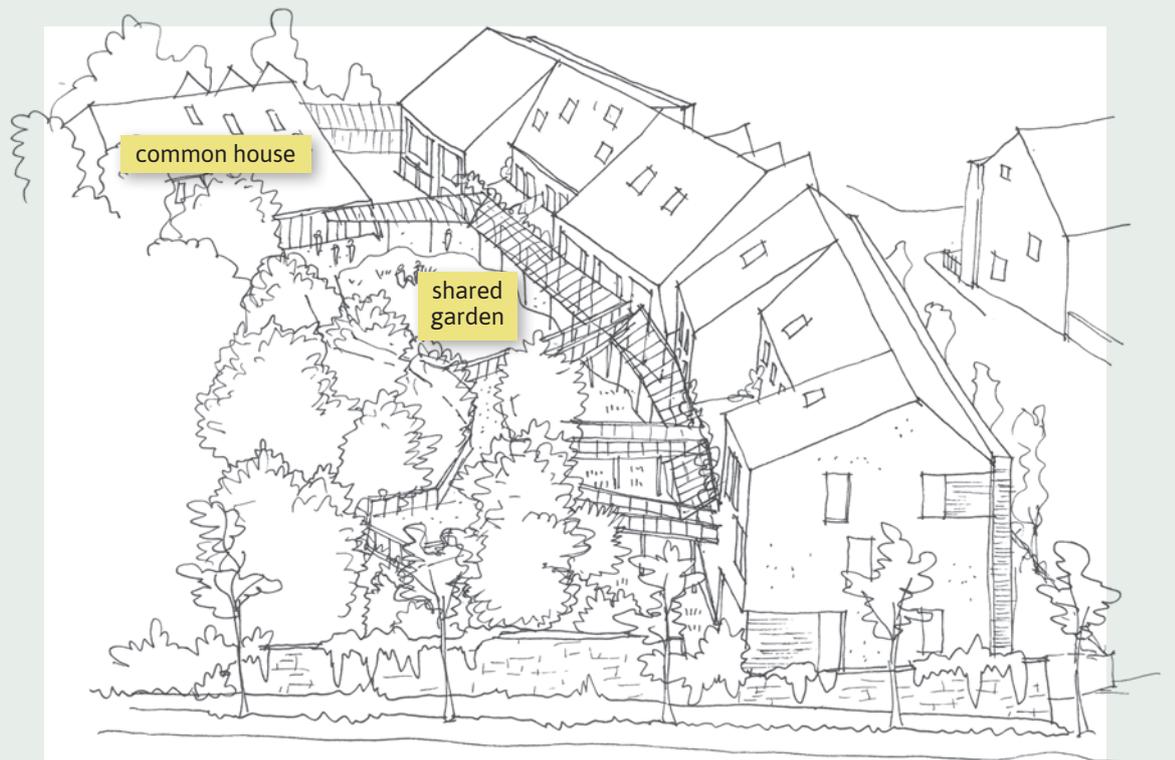
**Fabian Hamilton MP,
Leeds Northeast**

I sincerely hope that Leeds City Council will play its part in supporting this exciting and innovative housing development that is proposed here in Chapelton, 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 Chapelton.



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

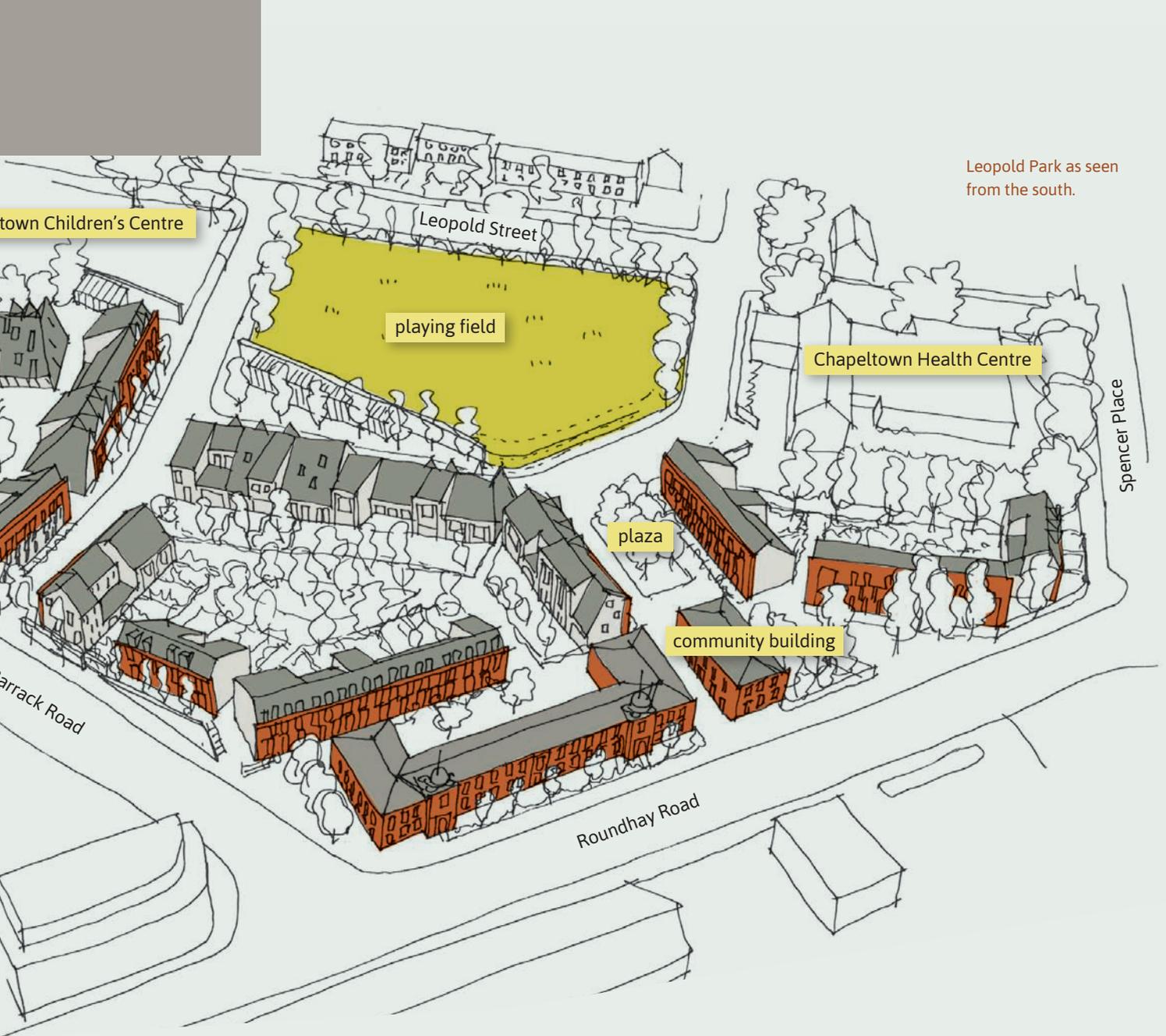
It would be great to have a well-managed community building here. I'd love to see a place where young and old can meet up, share stories, and learn from each other.

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.

Zone	Area m ²	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	-	-
Totals	12,765	69*	100*

* Excluding Zone 5

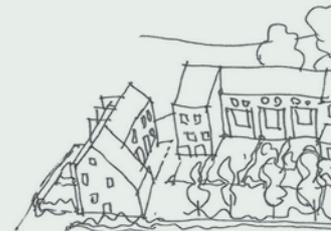
Delivery and future management of the development will be through a new Community Land Trust: the Leopold Trust. This organisation will be constituted by local interest groups and will operate for the wider benefit of the local area.

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.

SITE SIZE

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



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
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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
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Matt Jones, Savills LLP
Peter Atkinson, CoHo Ltd
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Sarah Rutty, Head teacher, Bankside Primary School
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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.



Looking west towards the cohousing development. The common house is just visible on the right, behind the terrace.

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.

Find out more

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