

Carey  
Jones  
Chapman  
Tolcher

HUB  
HUB  
HUB

**Monk Bridge**  
**The Junction, Leeds I & II**





# Carey Jones Chapman Tolcher

We are a leading UK Architecture & Interior Design studio; a vibrant and tenacious practice with a heritage, reputation and mission to deliver high quality, sustainable, viable and award-winning designs across all sectors.

We listen to aspirations, create elegant places, challenge ordinary approaches, and deliver on our promise.





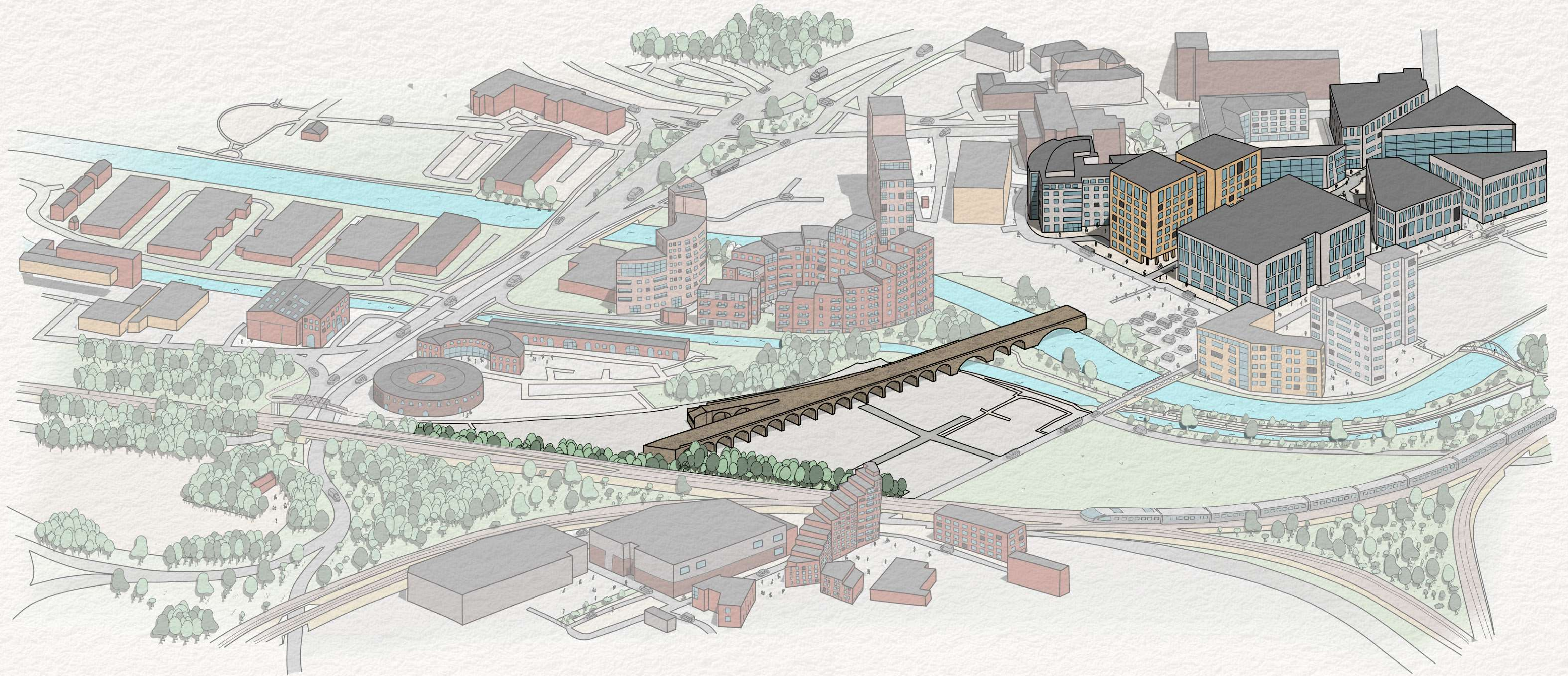
HUB  
HUB  
HUB

# We deliver transformative living schemes

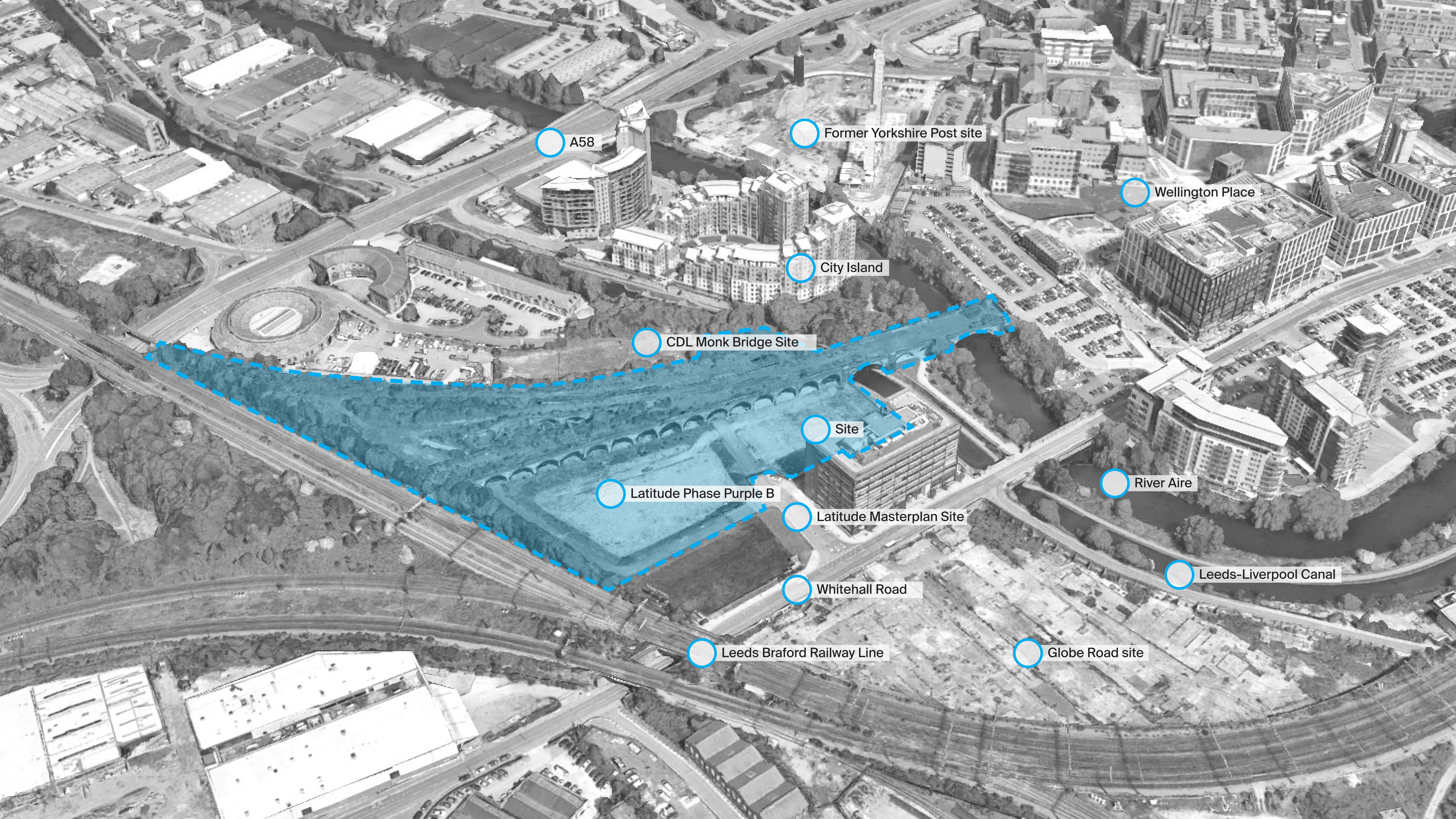




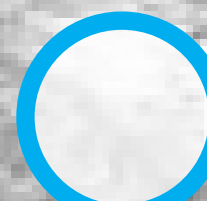
# OUR SITE(S)







A58



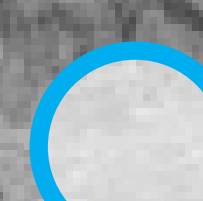
Former Yorkshire Post site



Wellington Place



City Island



CDL Monk Bridge Site



Site



Latitude Phase Purple B



Latitude Masterplan Site



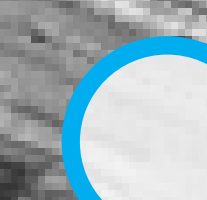
River Aire



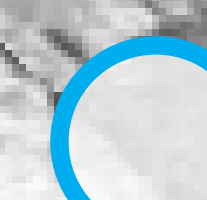
Leeds-Liverpool Canal



Whitehall Road



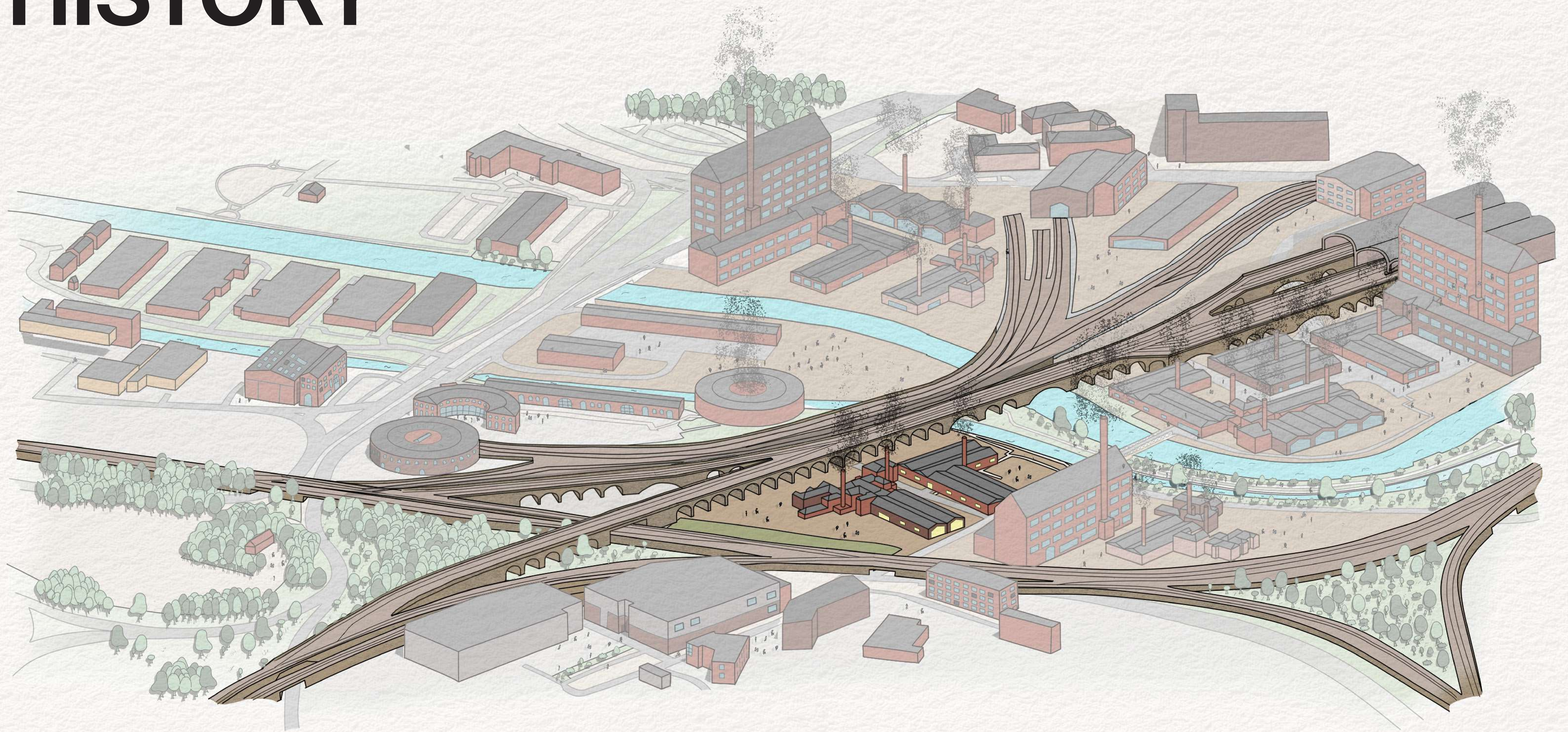
Leeds Bradford Railway Line



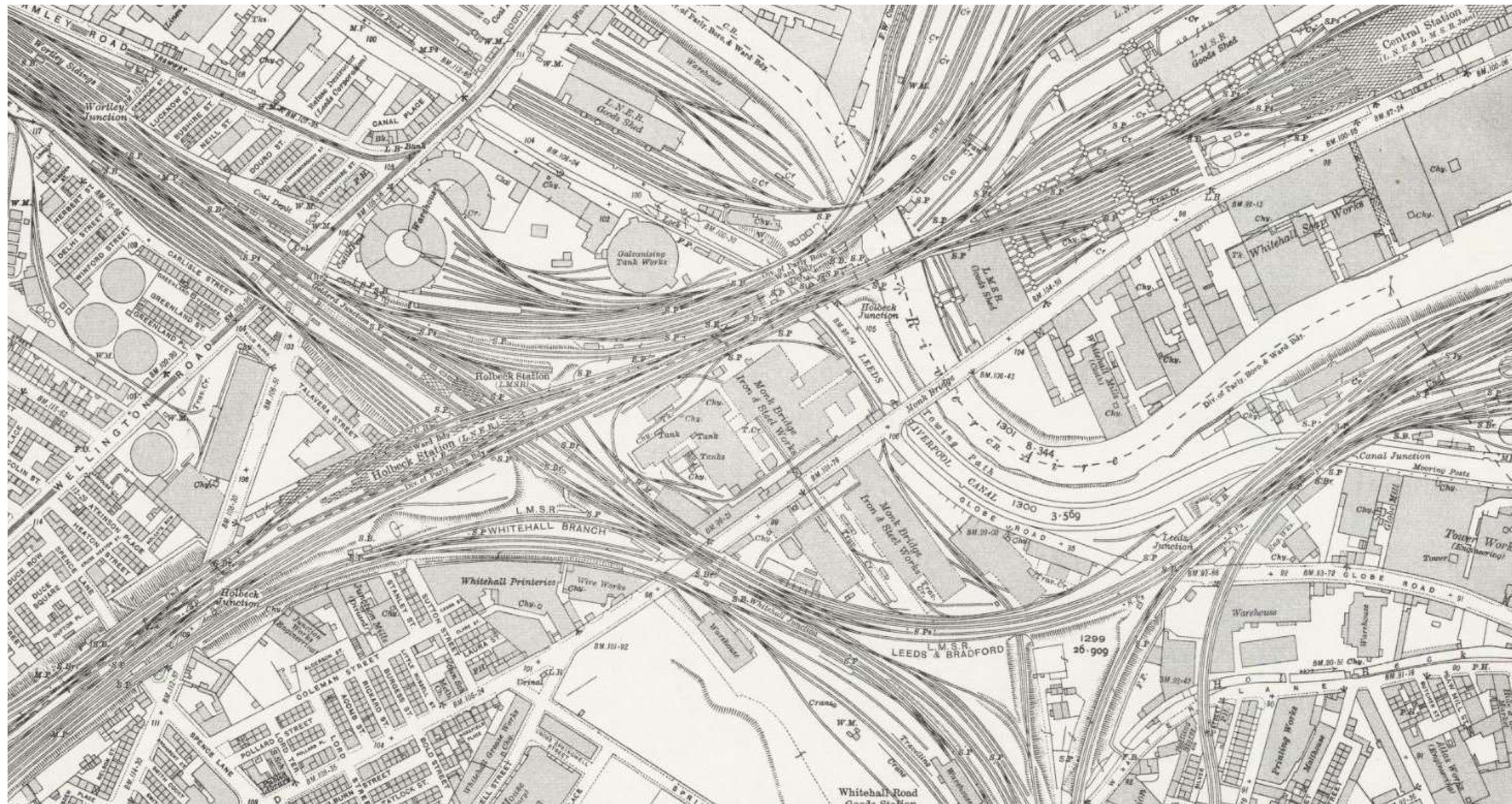
Globe Road site



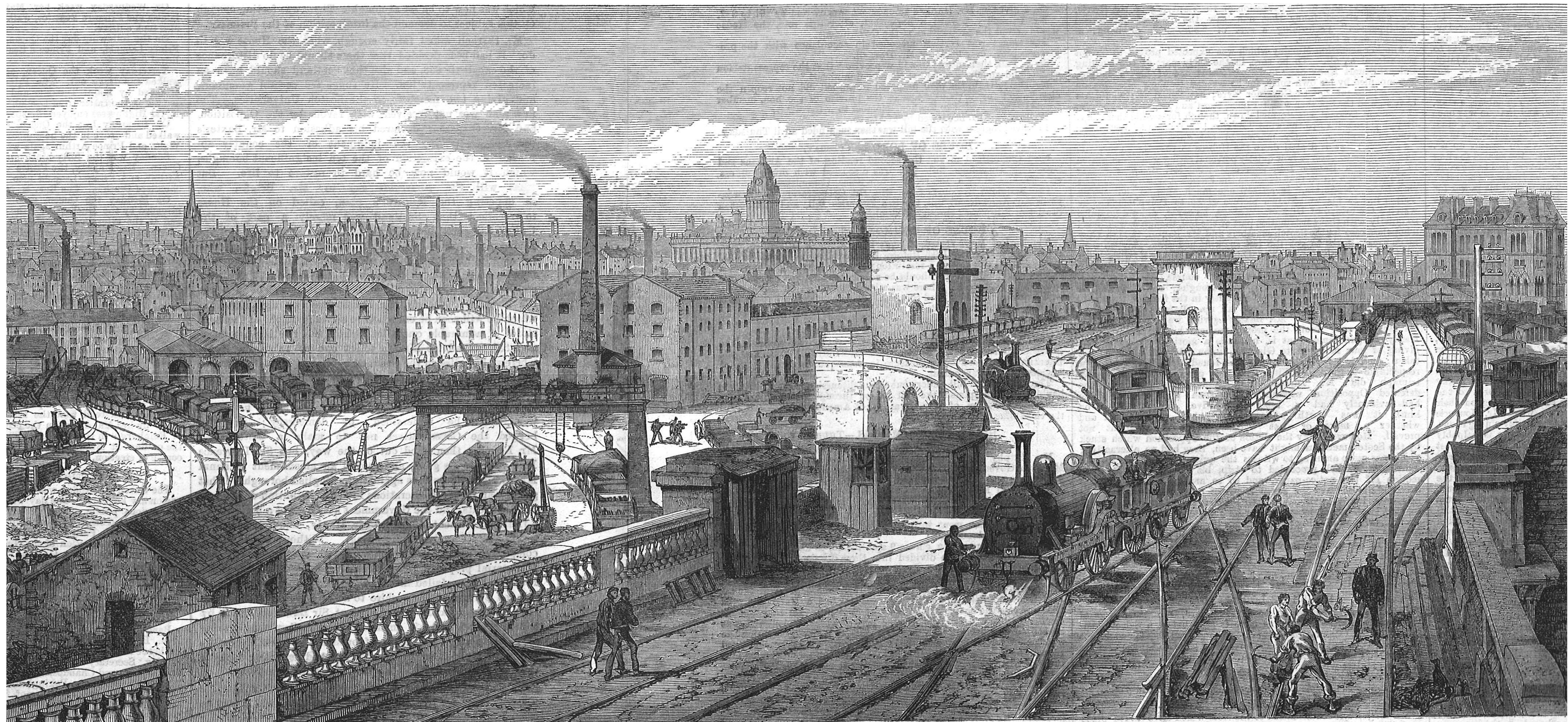
# HISTORY



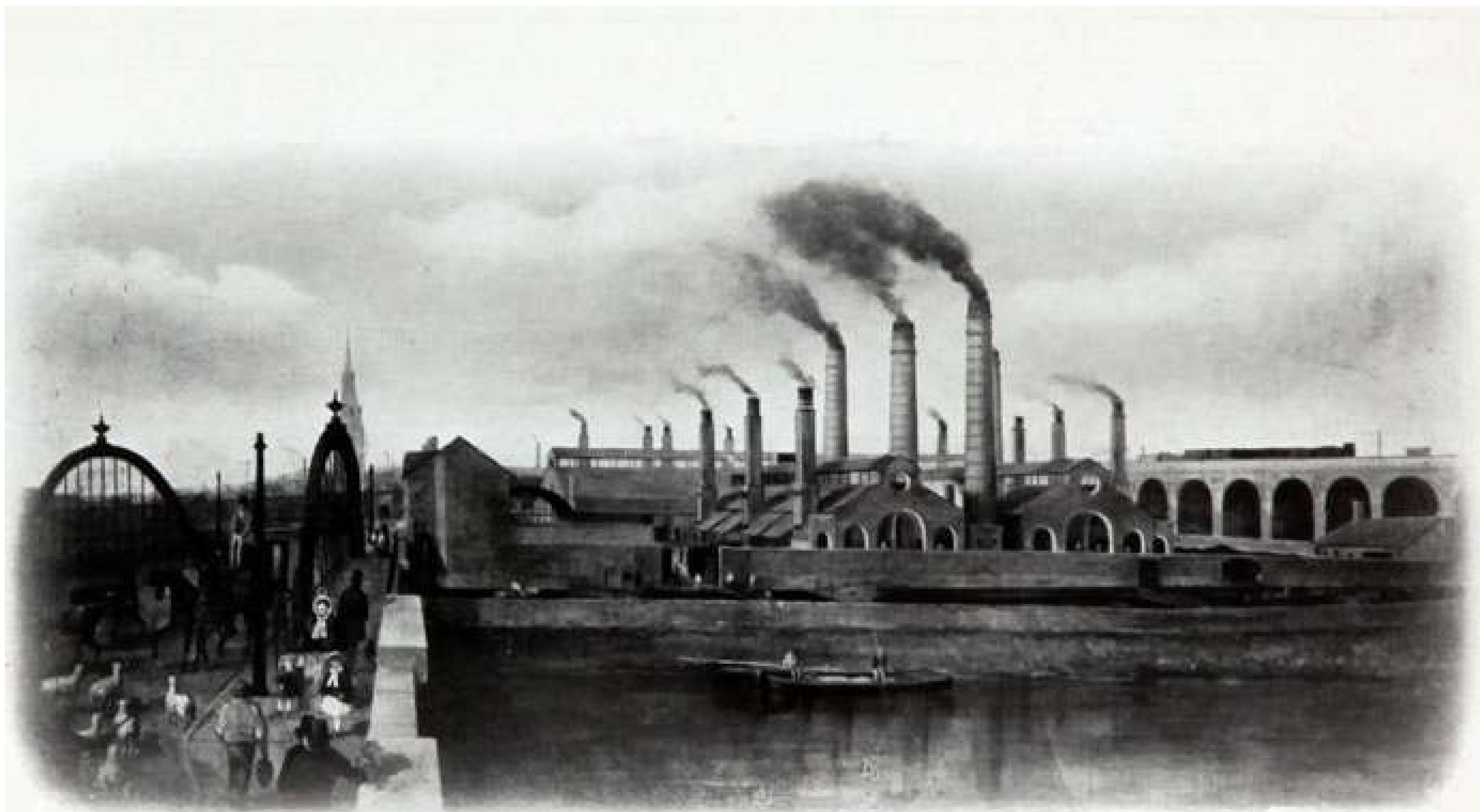








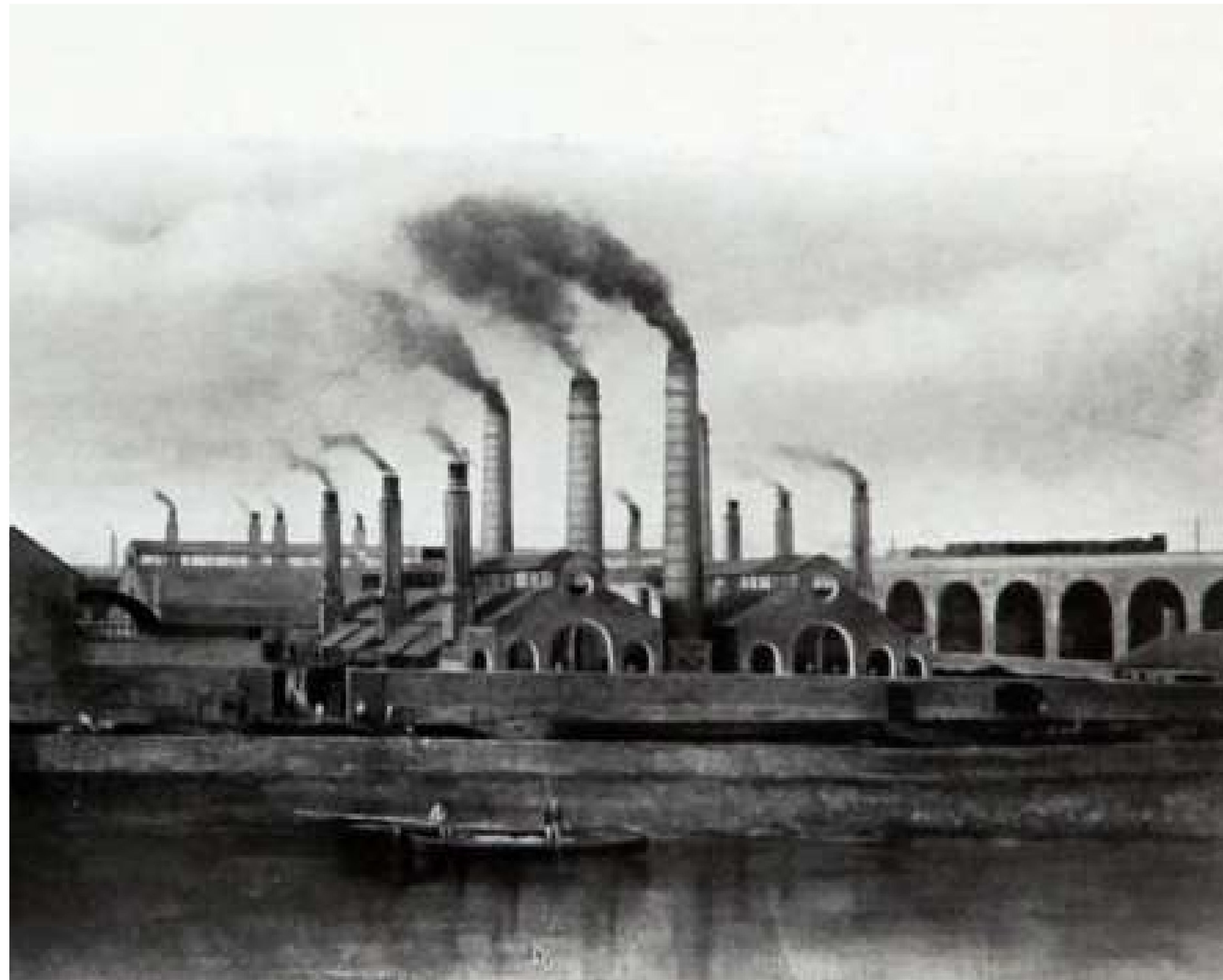




VIEW OF WORKS

*(from an oil painting presented to the Founder in 1853)*

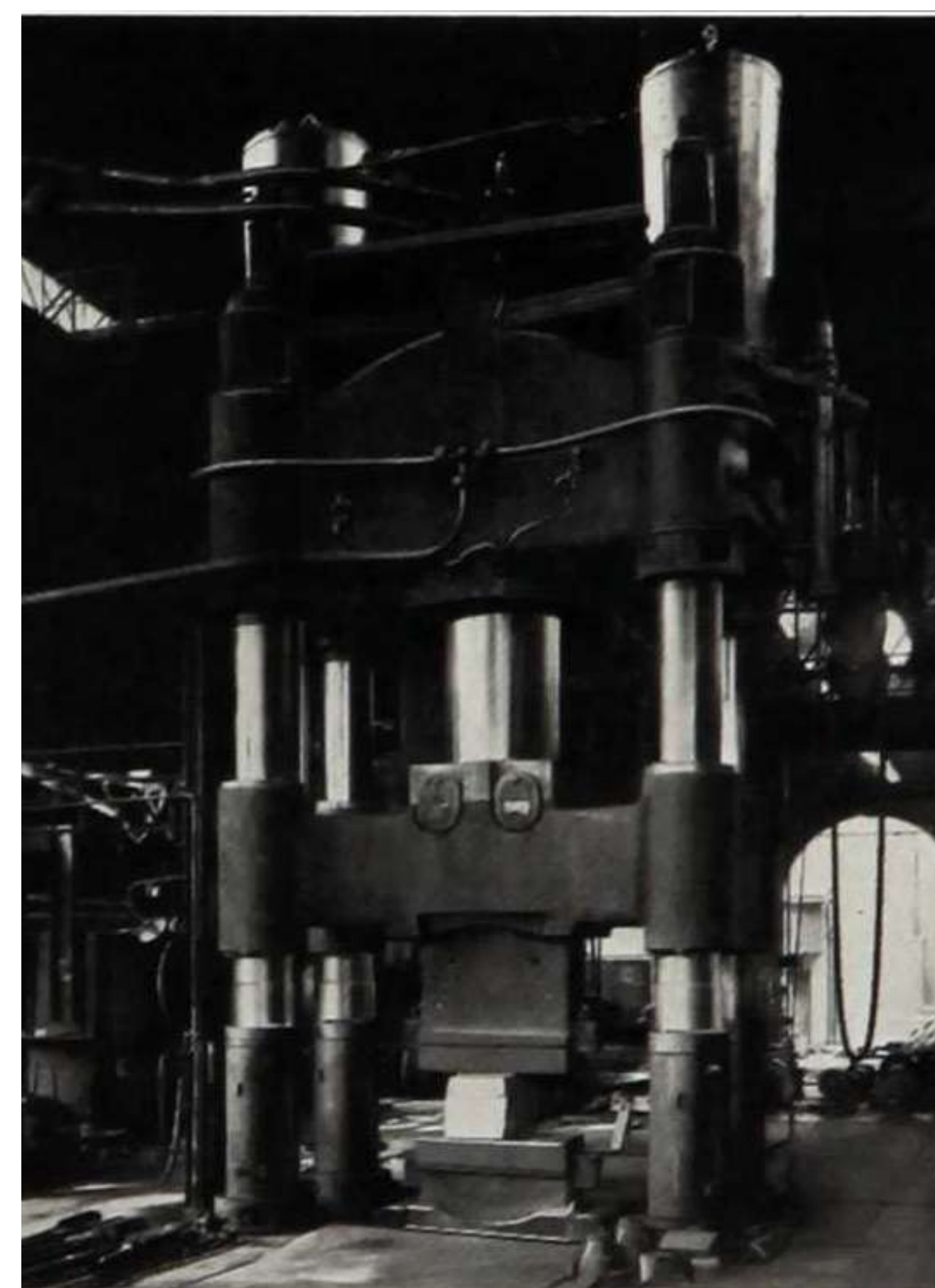




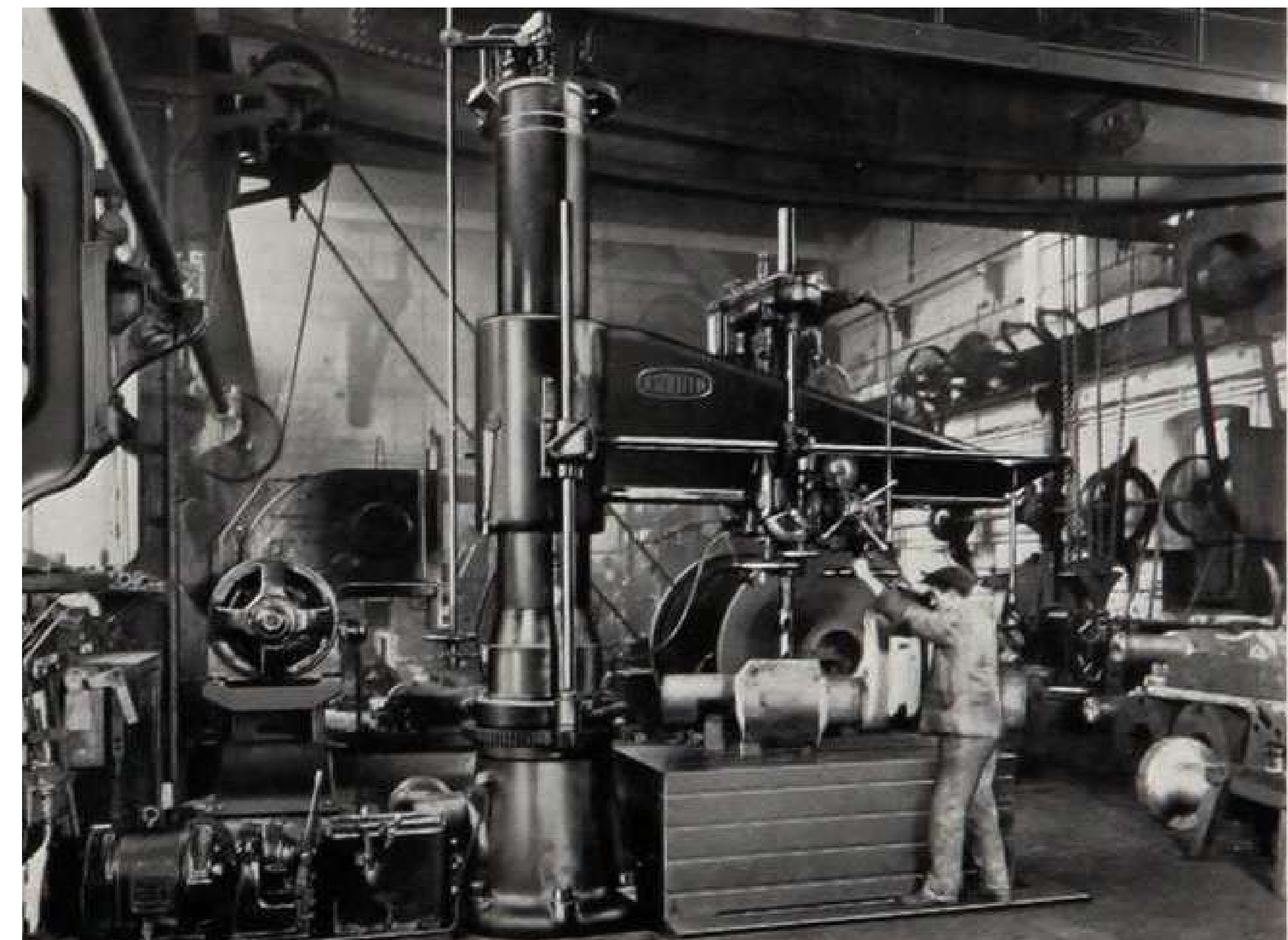
Monk Bridge Ironworks formerly occupying the site



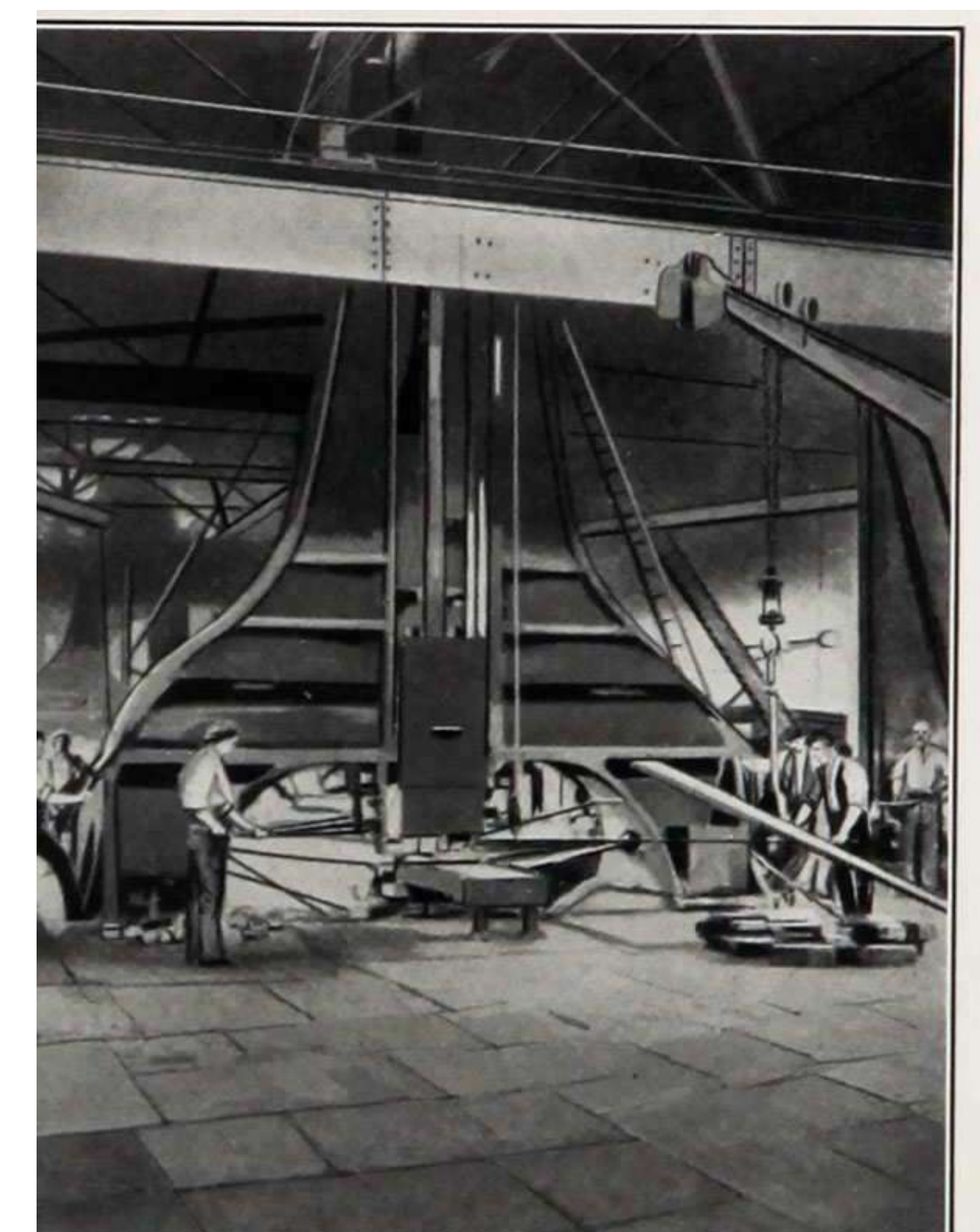
25 tonne ingots



2,000 ton forging press



Machine shop at Monk Bridge Iron and Steel works



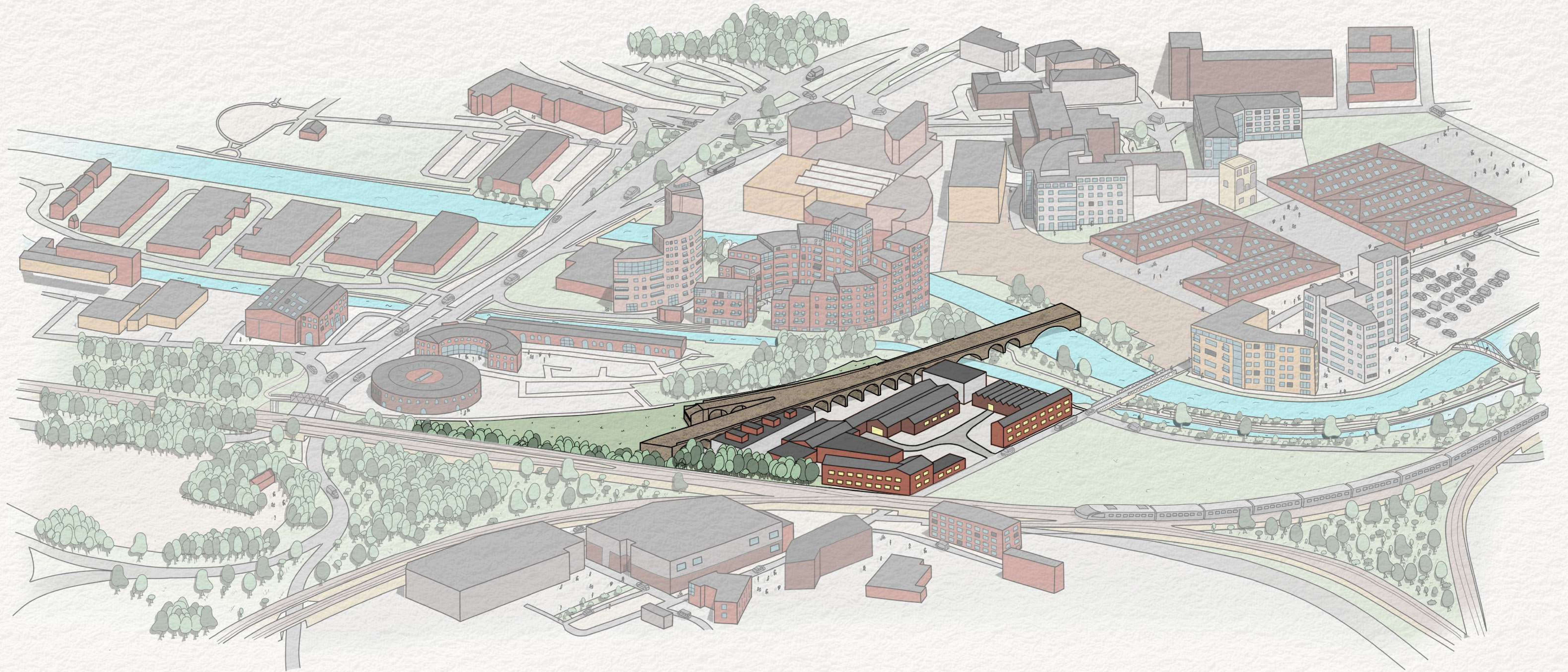
Production of steel blooms for rail manufacture



Weldless steel tyres and rings of all descriptions



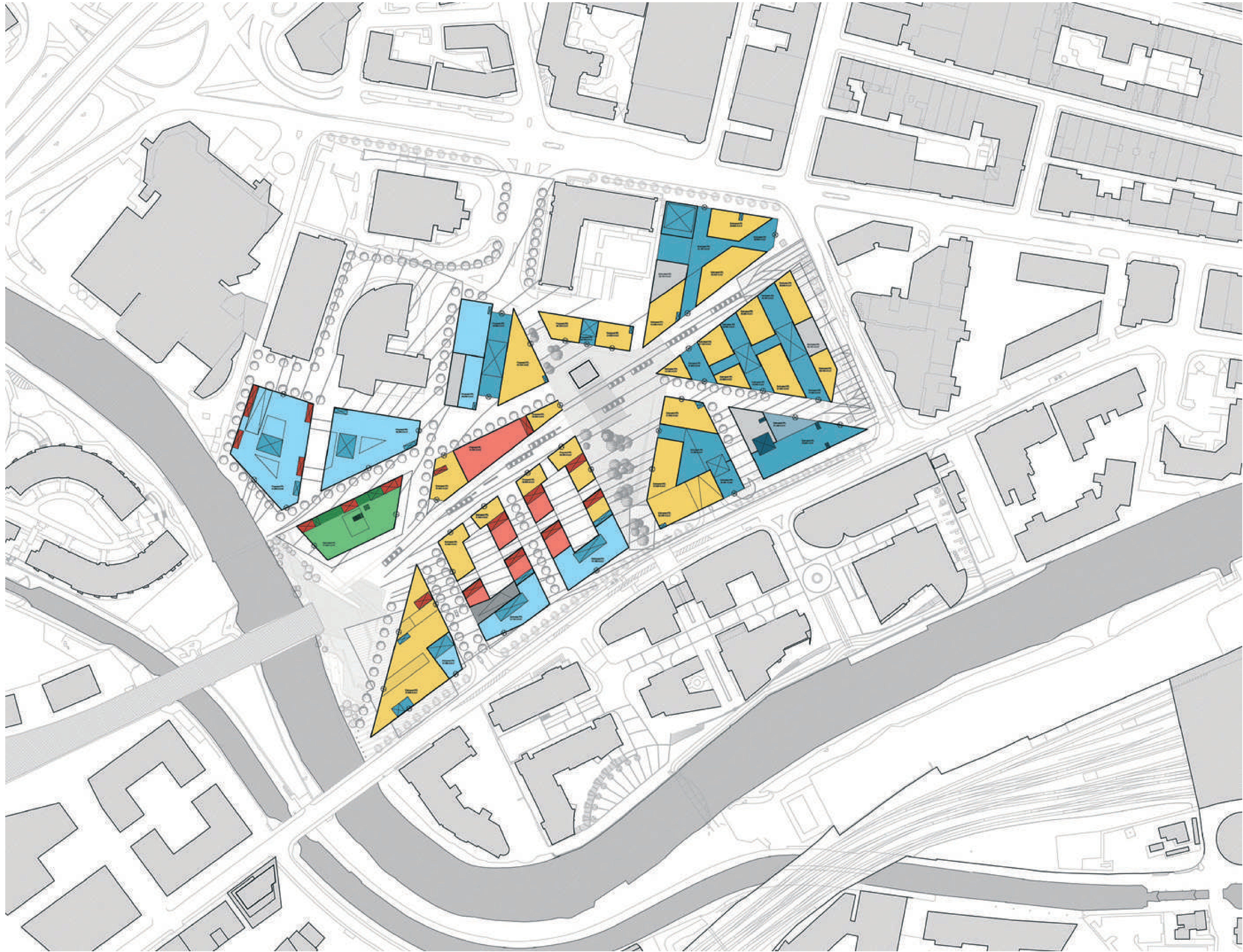
# POST-INDUSTRY

































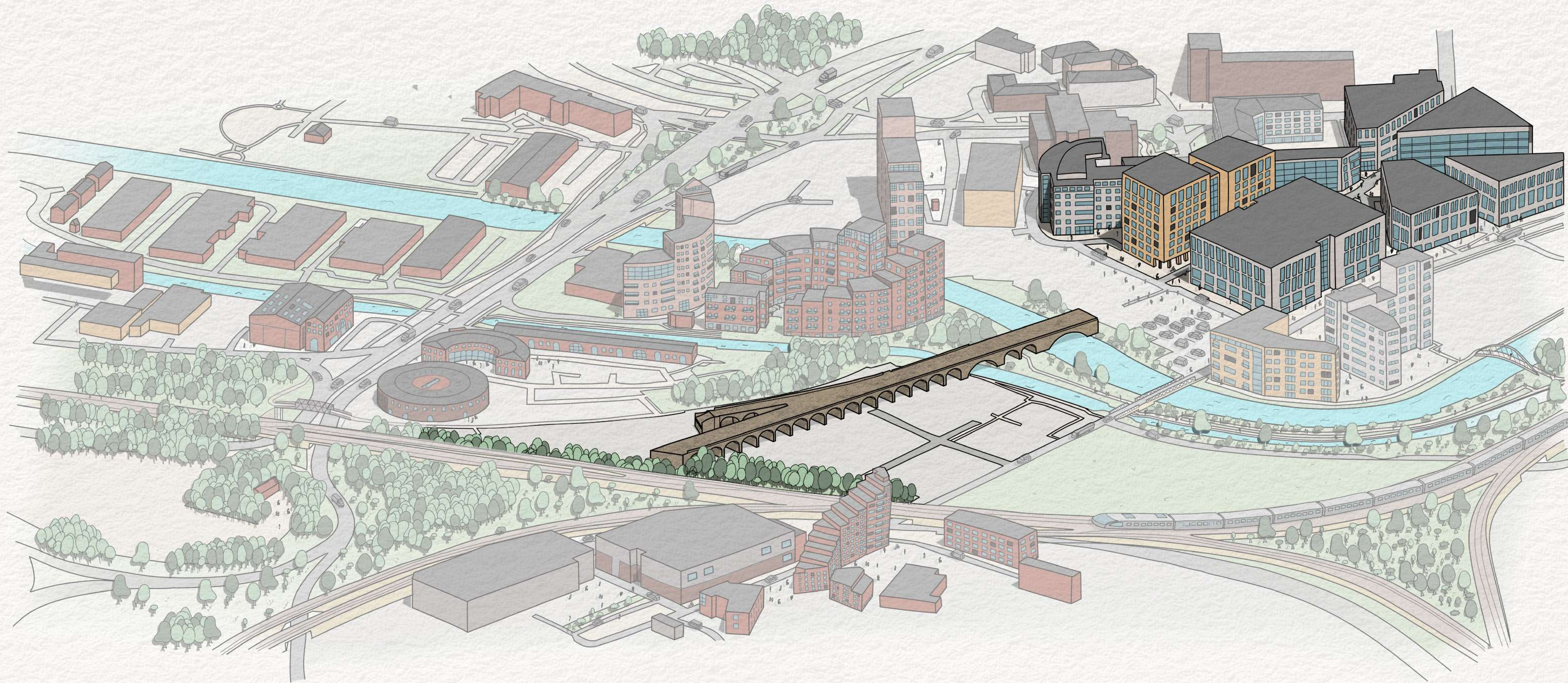








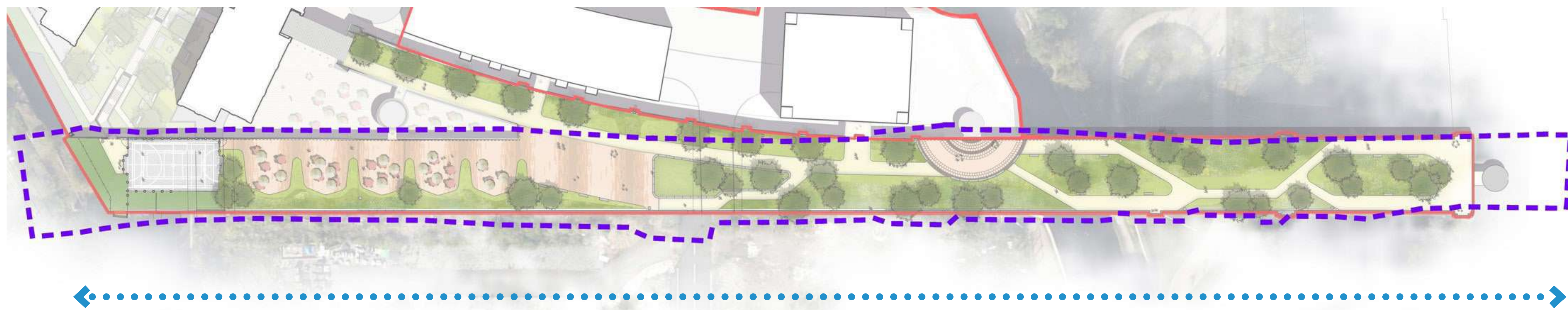
# OPPORTUNITY







◀.....▶  
BRIGGATE - 330M long, c.18m wide



◀.....▶  
MONK BRIDGE VIADUCT - 310M long, c.16m wide





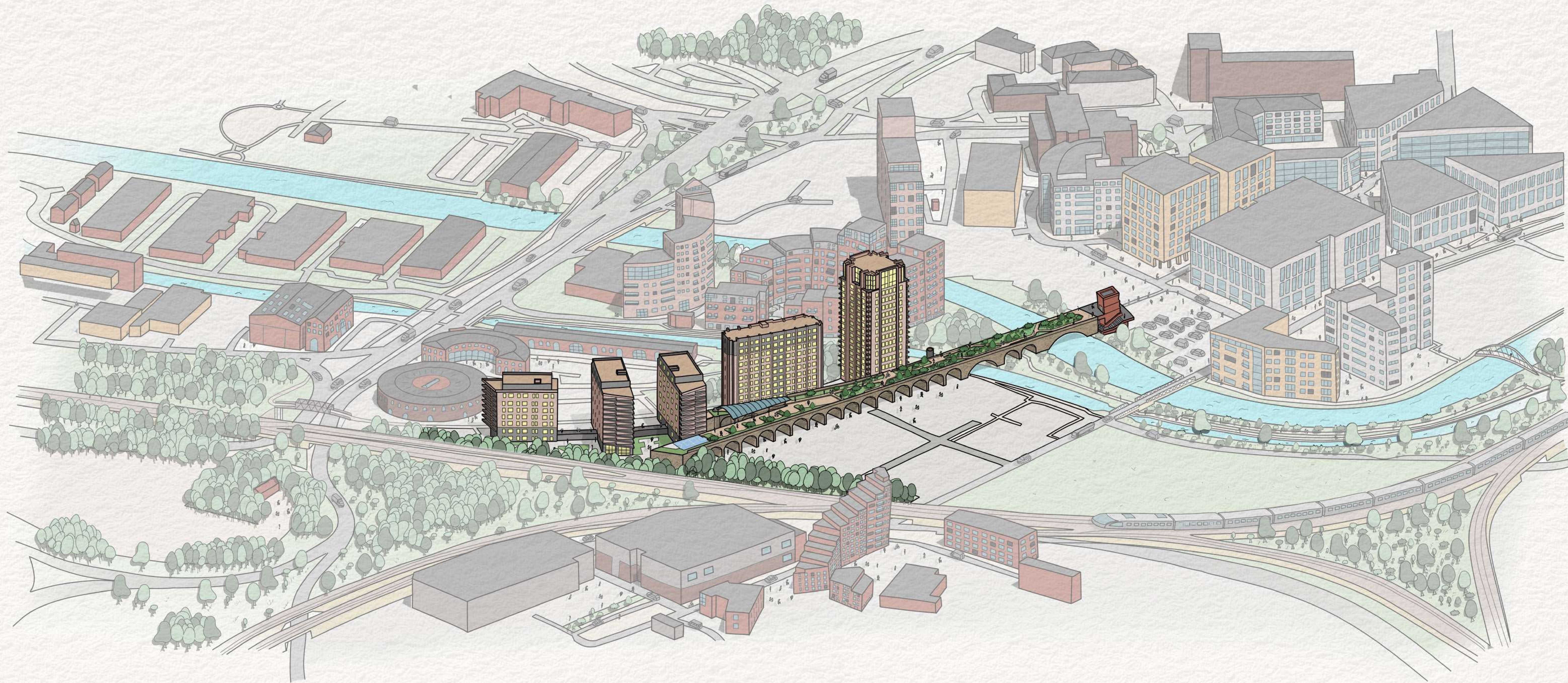








# THE JUNCTION





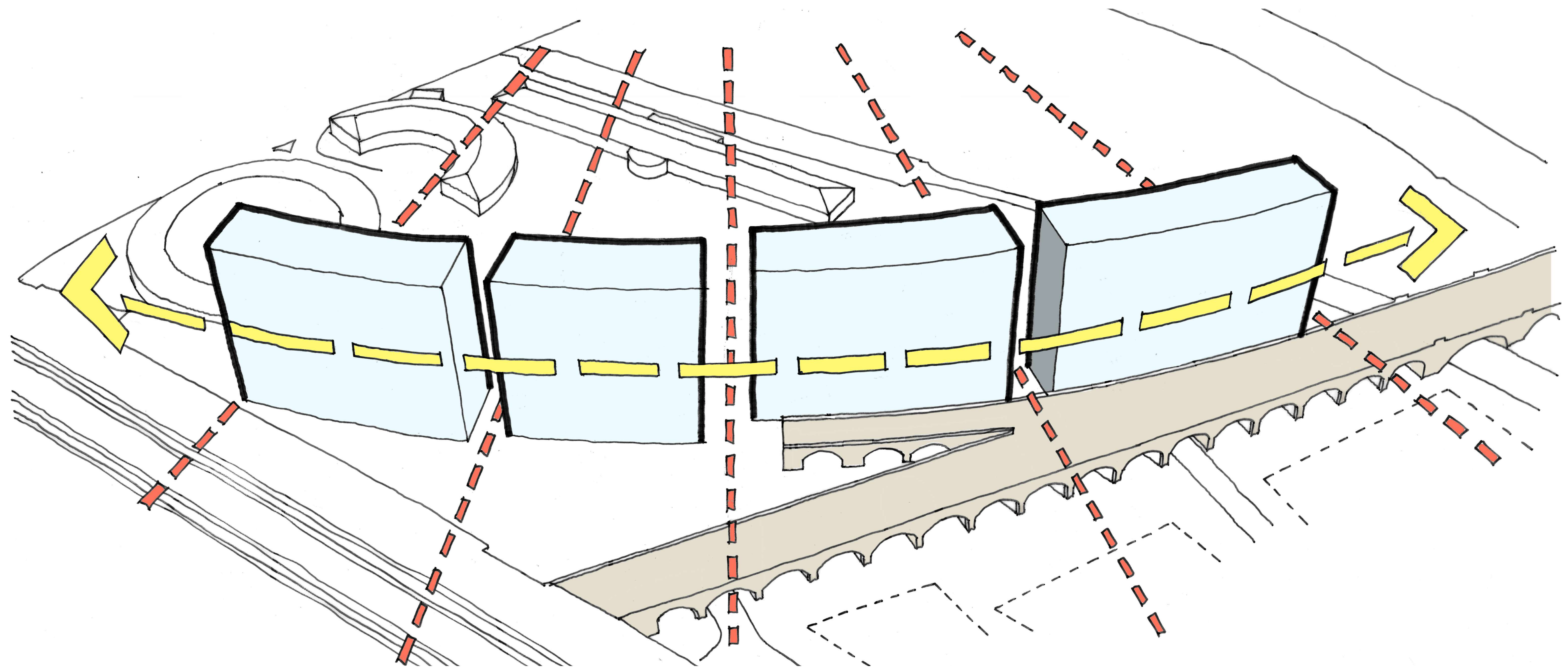
## 2.12 2006 Outline Latitude Masterplan - Updated 2016



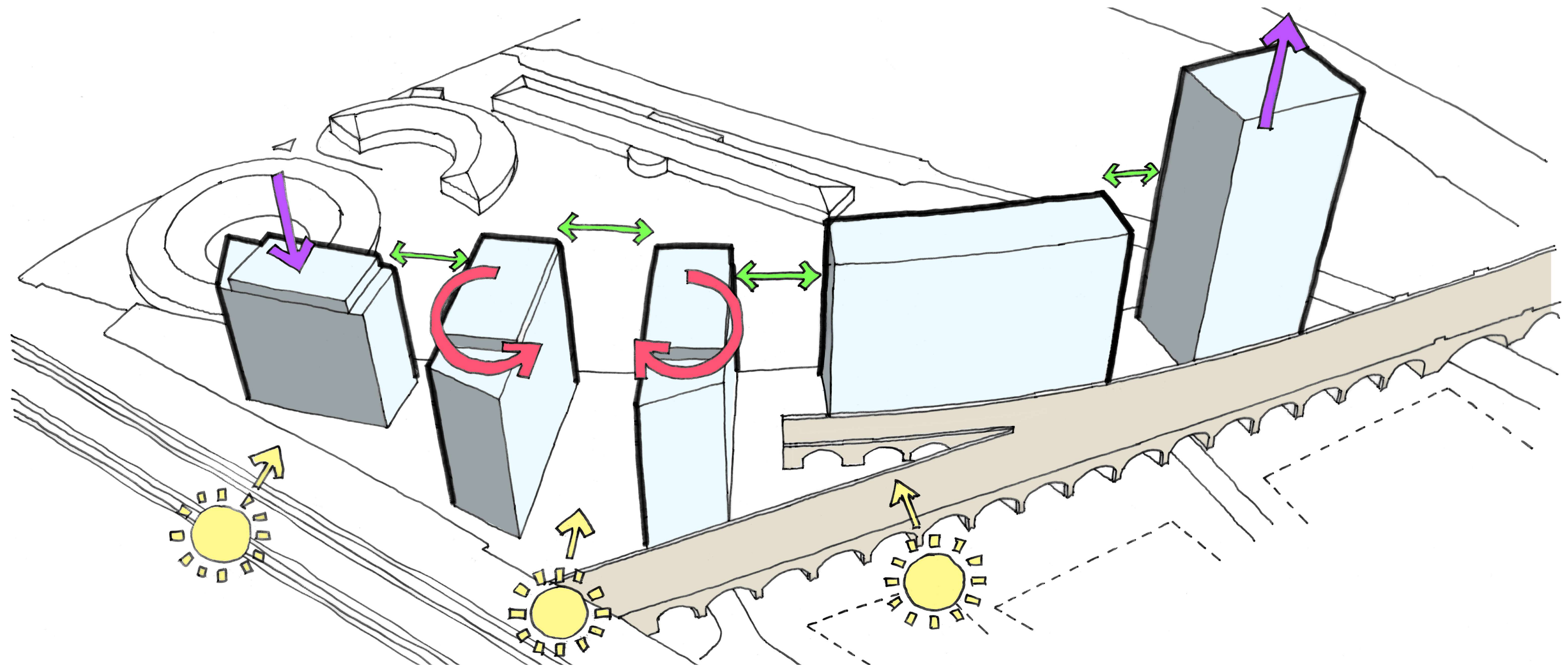
Wider masterplan for the Latitude sites, as per the 2016 outline application with original outdated site boundaries (ref: 06/02880/OT)



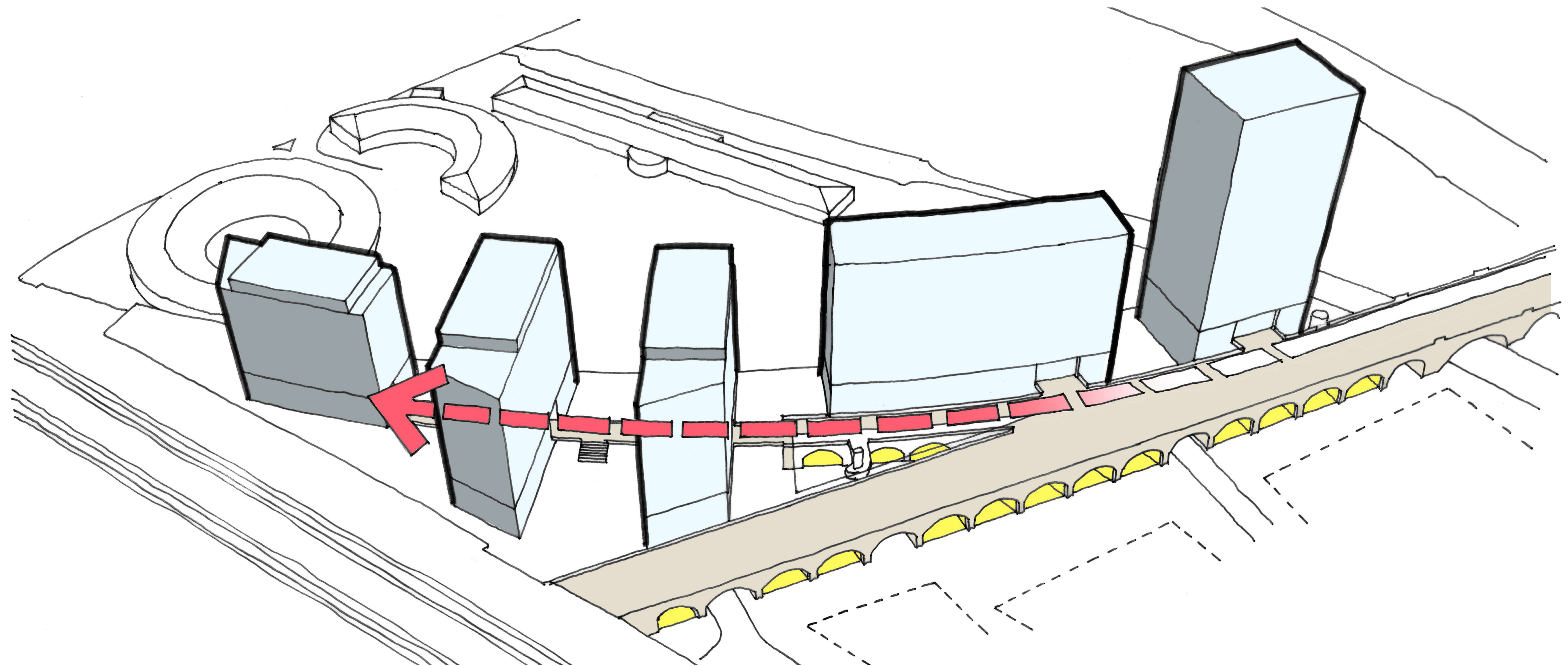




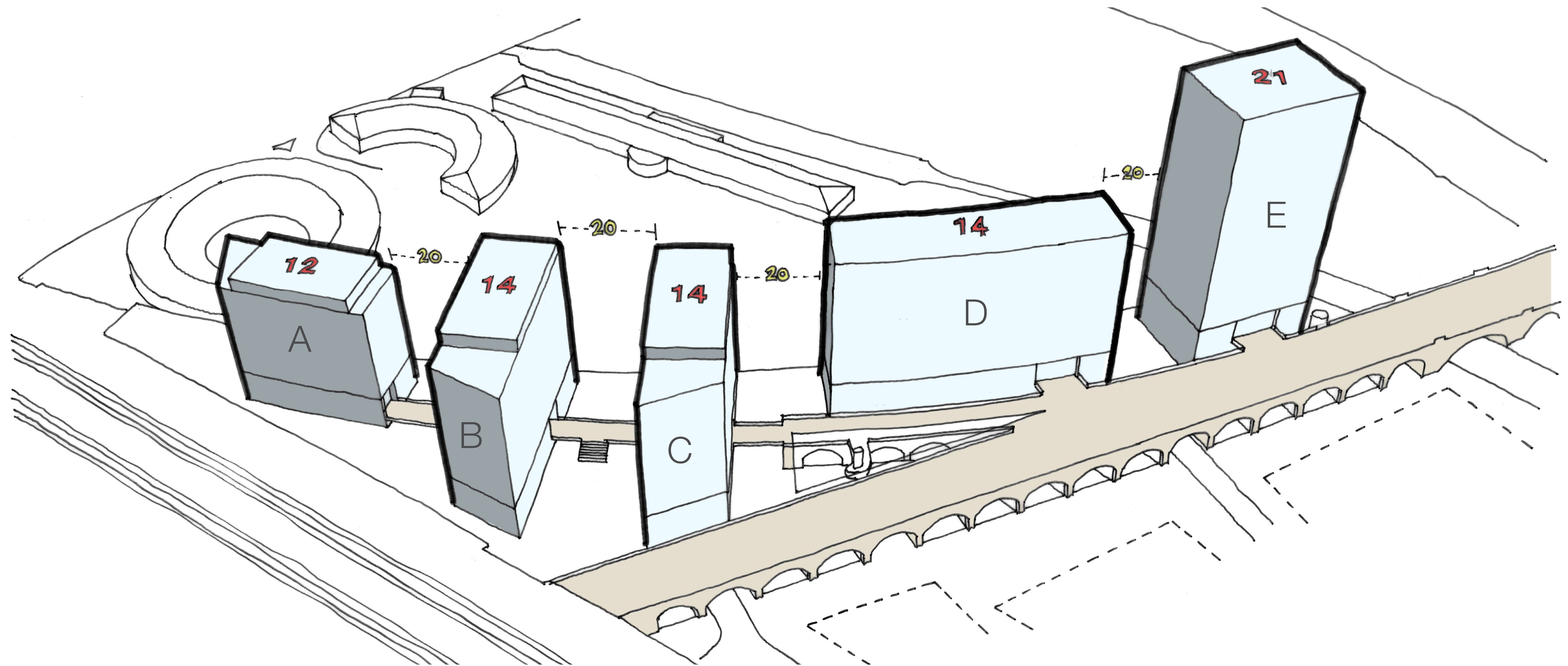










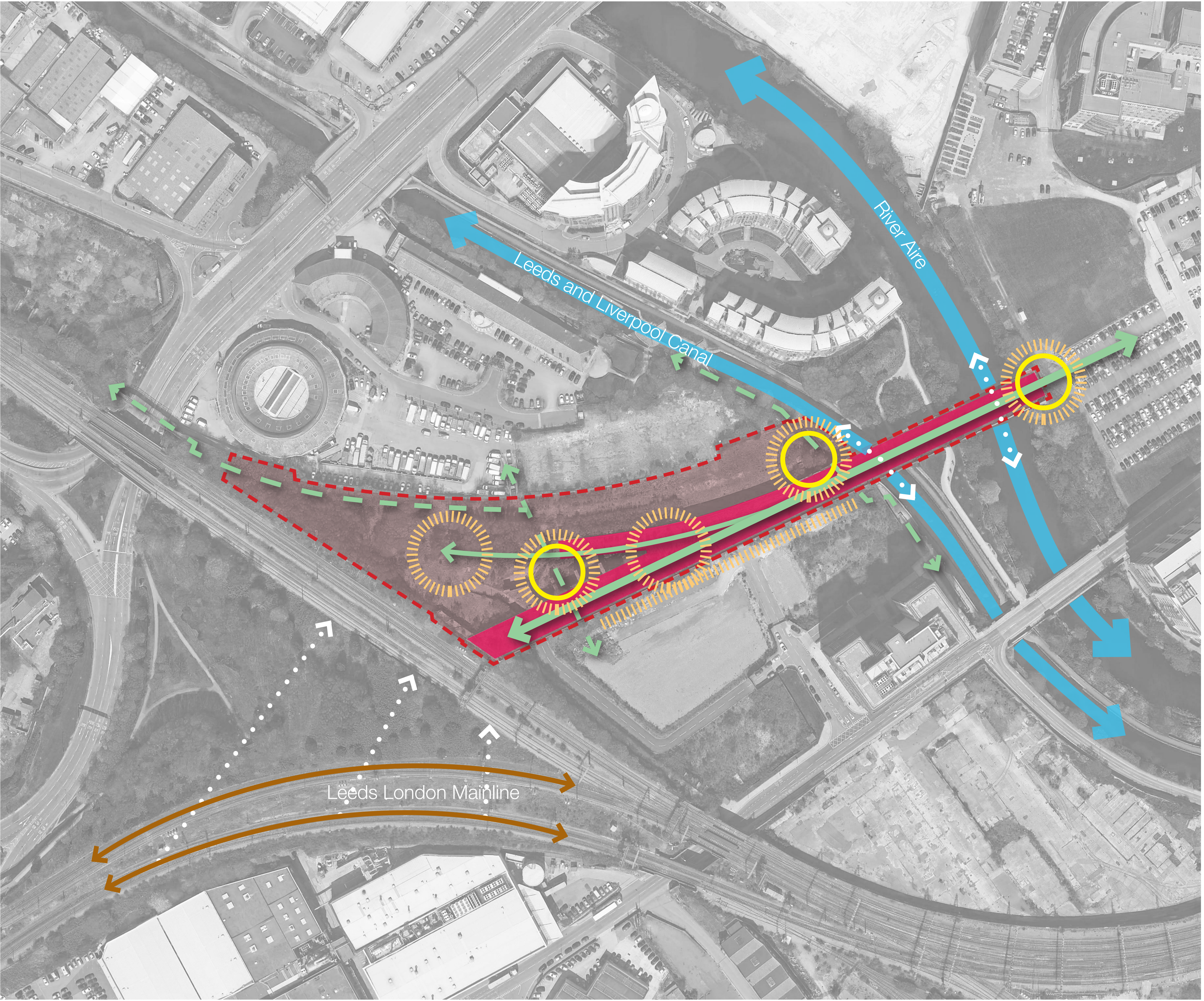




3.0 Evolution

3.1 Opportunities

-  Restoration and re-use of historic viaduct structure
-  Pedestrian connectivity at ground and viaduct Level
-  Opportunities for vertical connection
-  Opportunities for new active spaces
-  Interaction with waterways
-  Key views from and towards the site

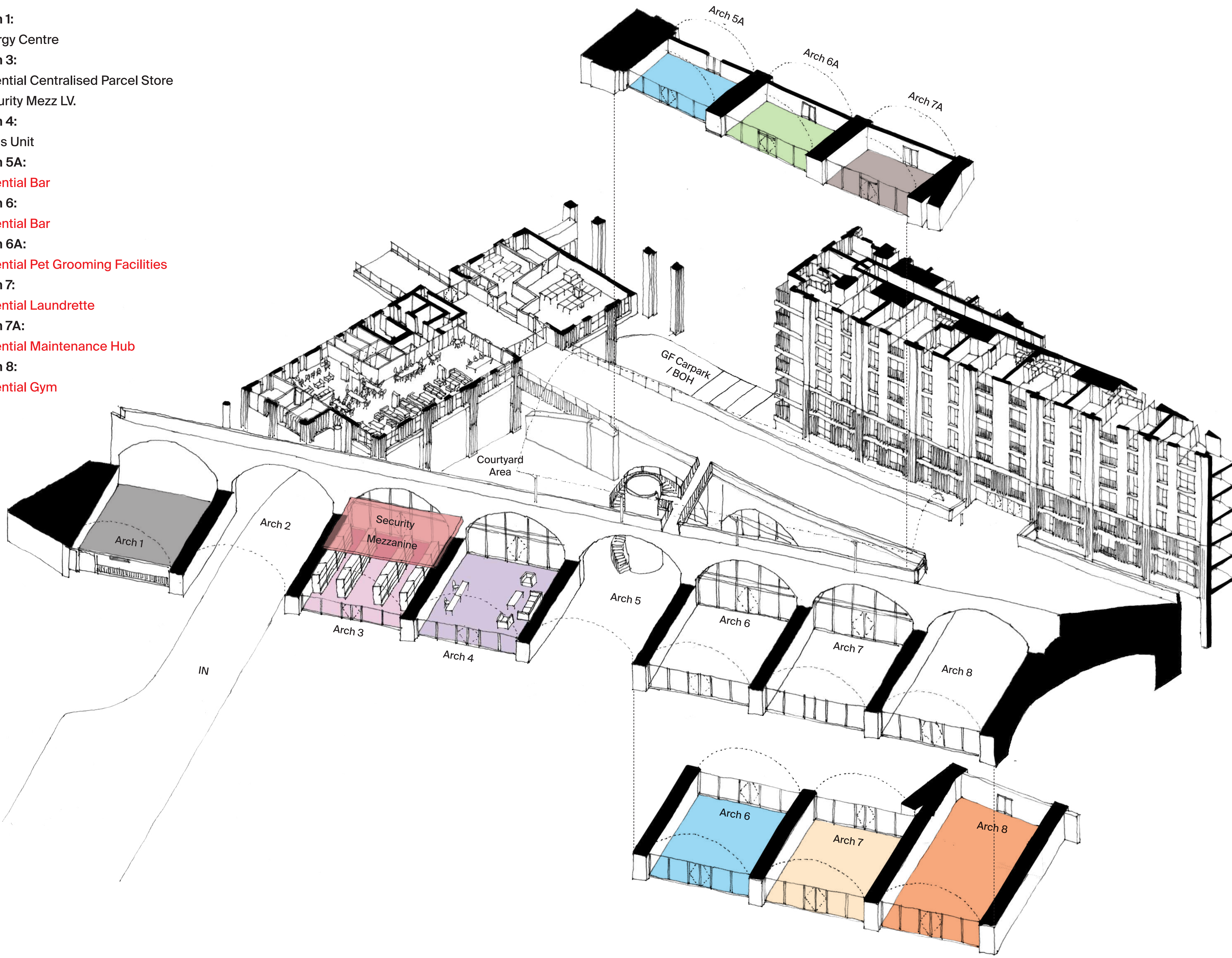


Site Opportunities Diagram

Monk Bridge, Leeds



- Arch 1:  
Energy Centre
- Arch 3:  
Potential Centralised Parcel Store
- Security Mezz LV.
- Arch 4:  
Sales Unit
- Arch 5A:  
Potential Bar
- Arch 6:  
Potential Bar
- Arch 6A:  
Potential Pet Grooming Facilities
- Arch 7:  
Potential Laundrette
- Arch 7A:  
Potential Maintenance Hub
- Arch 8:  
Potential Gym











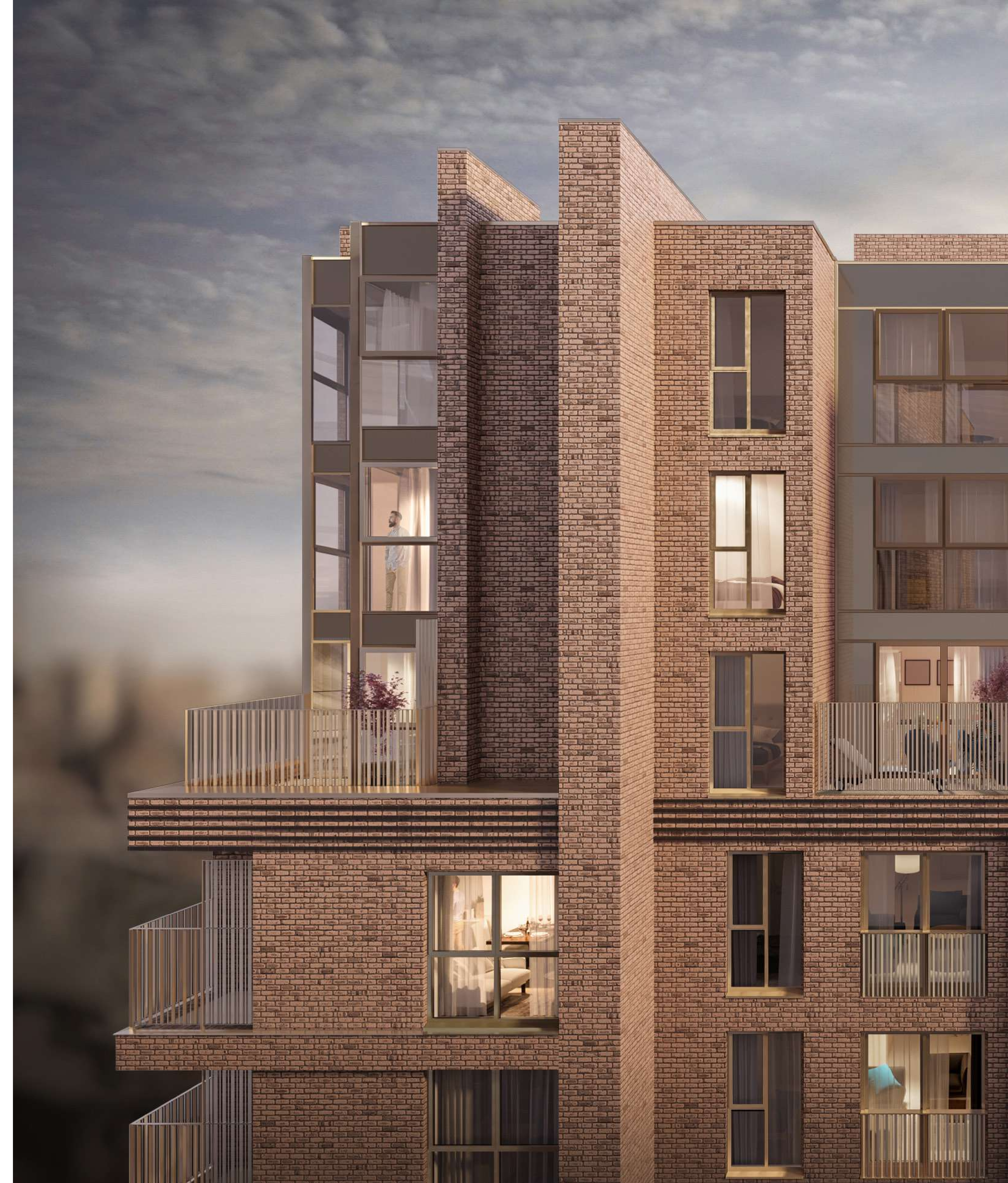














# LATITUDE SITES





## 2.12 2006 Outline Latitude Masterplan - Updated 2016



Wider masterplan for the Latitude sites, as per the 2016 outline application with original outdated site boundaries (ref: 06/02880/OT)





## 2.13 2016 Outline Latitude Masterplan



Outline Latitude Masterplan showing approved massing from 2016 consent of the sites north of the viaduct (Brown, Orange and Pink)



## 2.14 Current Consented Latitude Masterplan

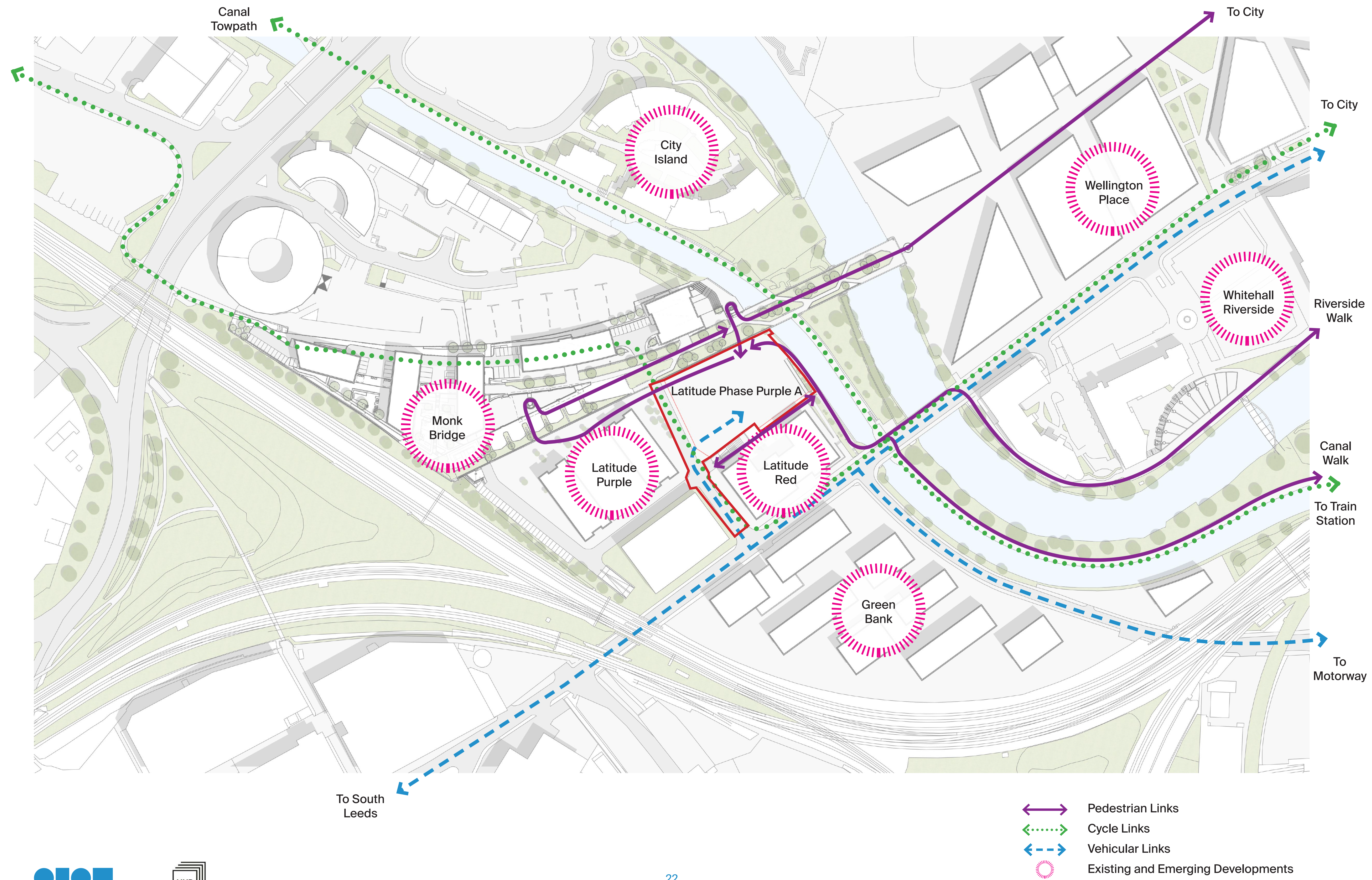


2019 Consented Latitude Masterplan






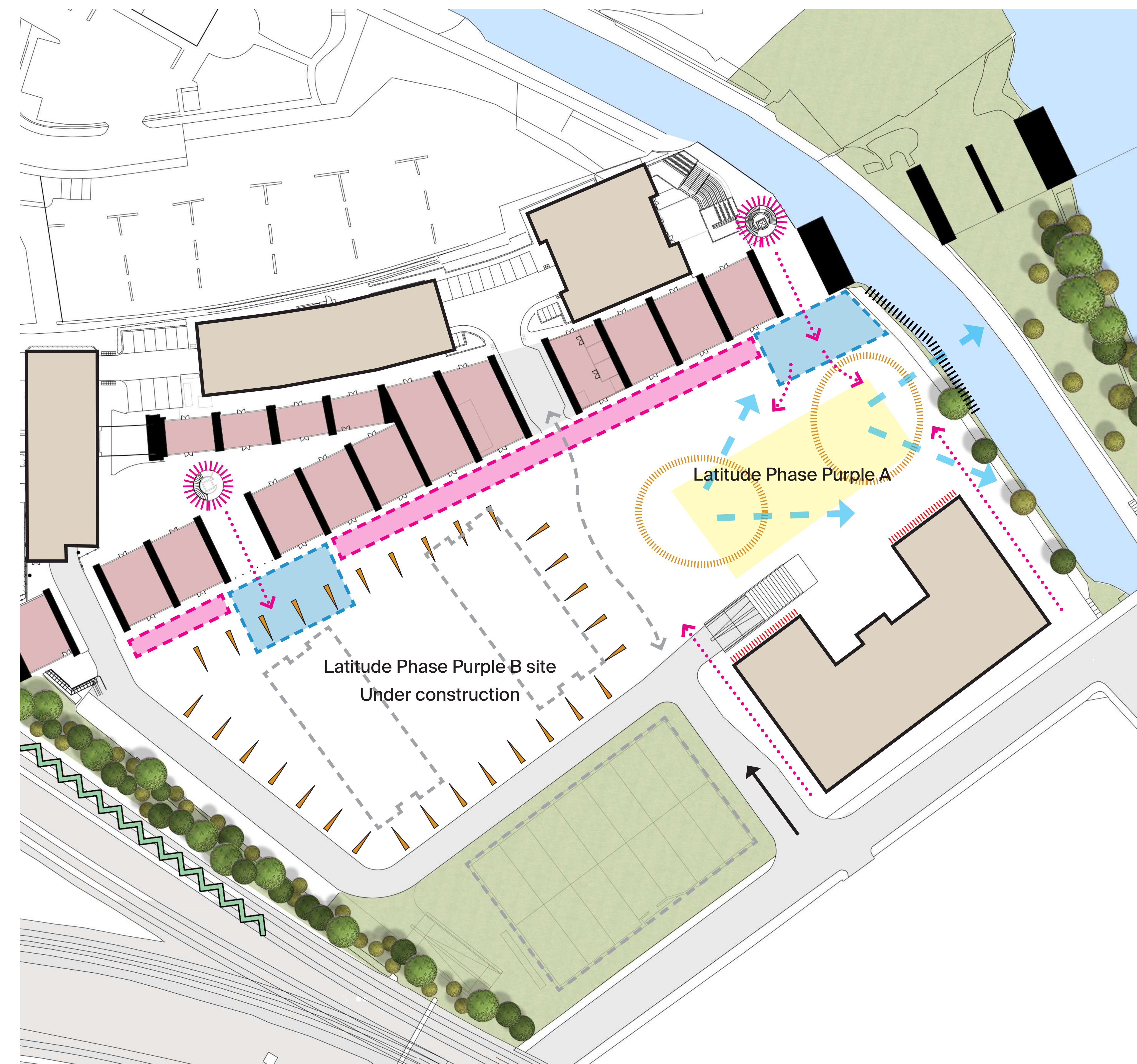
## 2.10 Local Connections





### 3.2 Constraints and Opportunities

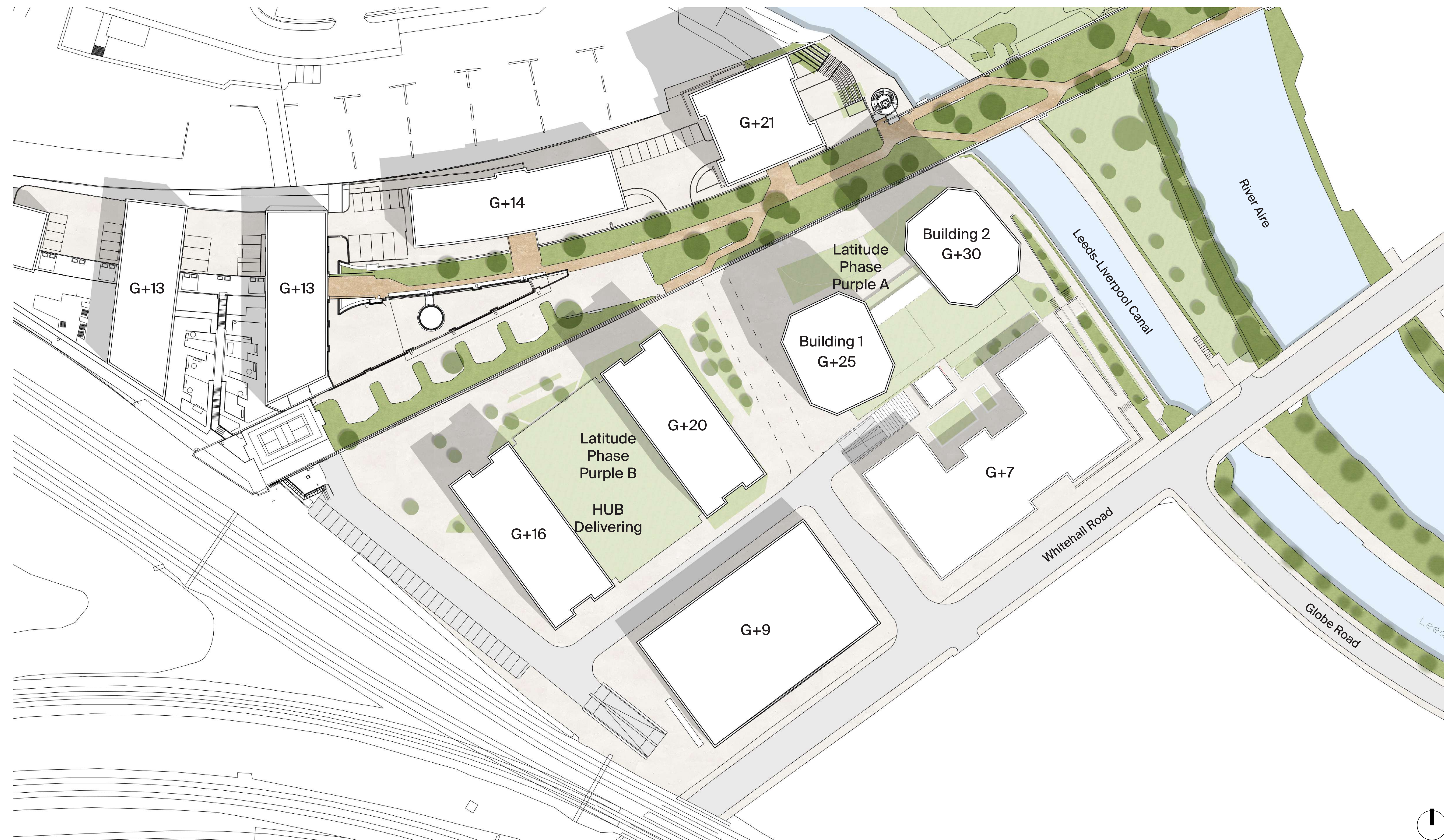
-  Existing Building Context
-  Existing trees around the site
-  Viaduct commercial opportunities as part of Monk Bridge development
-  Proposed Pedestrian Access Nodes via Viaduct
-  Primary Pedestrian Routes into Site
-  Pedestrian Arrival Courtyards - opportunity to provide key wayfinding points upon egress from viaduct and spaces around which public amenity can grow and spread through the site
-  Site level change
-  Viaduct stand-off zone - opportunity to provide a linear plaza adjacent the proposed retail units to activate the northern edge of the site and facilitate lateral movement across the site
-  Required Access Road through site from adjacent Monk Bridge development
-  Potential location for landmark building and increased height on the site - premium location with waterside frontage and views towards the city, set within generous public space
-  Vehicular Route into Site
-  Noise pollution from railway line
-  Existing office building overlooking site
-  Proposed future office building on adjacent site - proposals should respect the setting of future context buildings
-  Flood risk from the canal at the lowest levels of the site.



Opportunities and Constraints Diagram



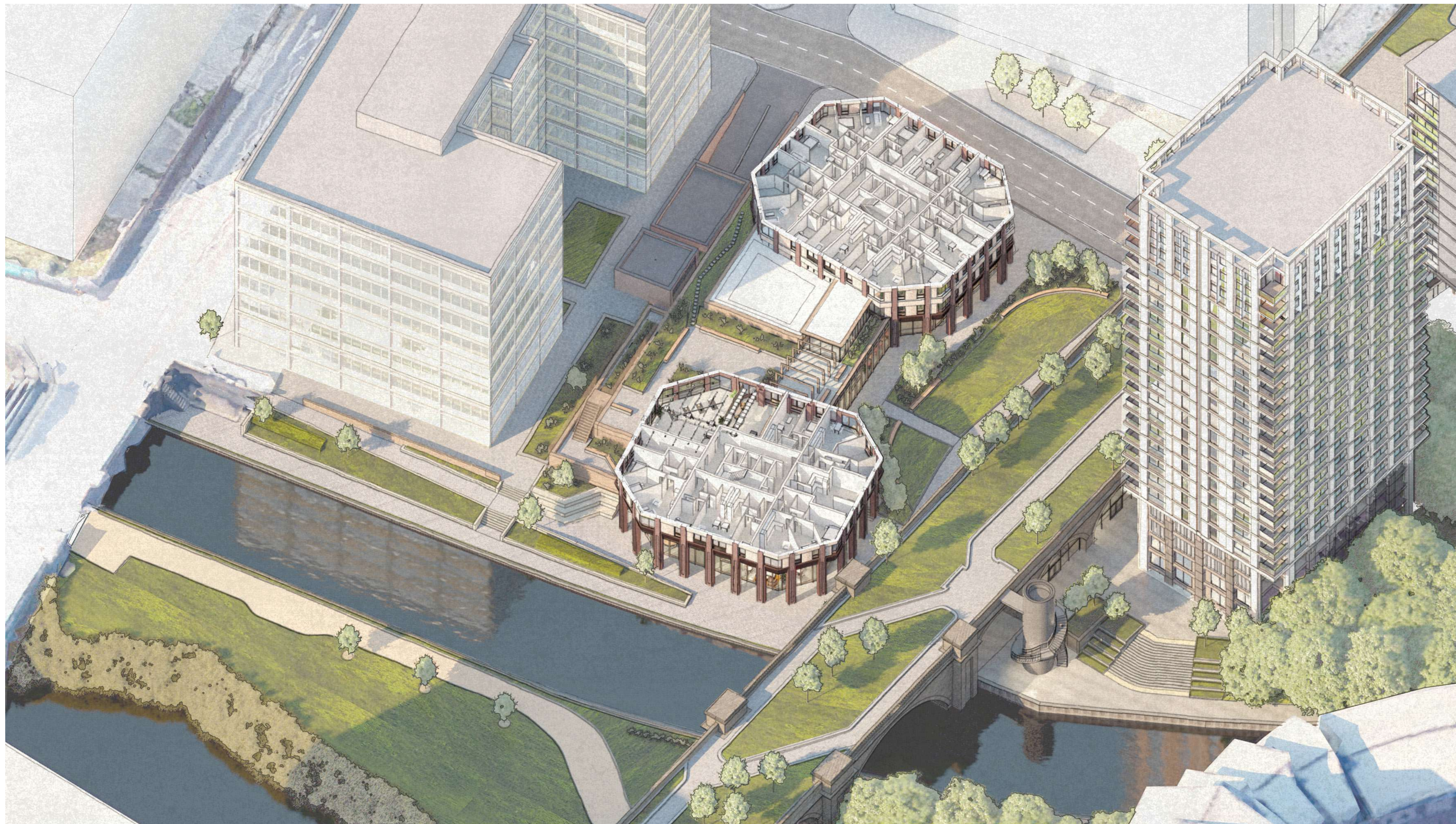
### 3.4 The Masterplan Proposal













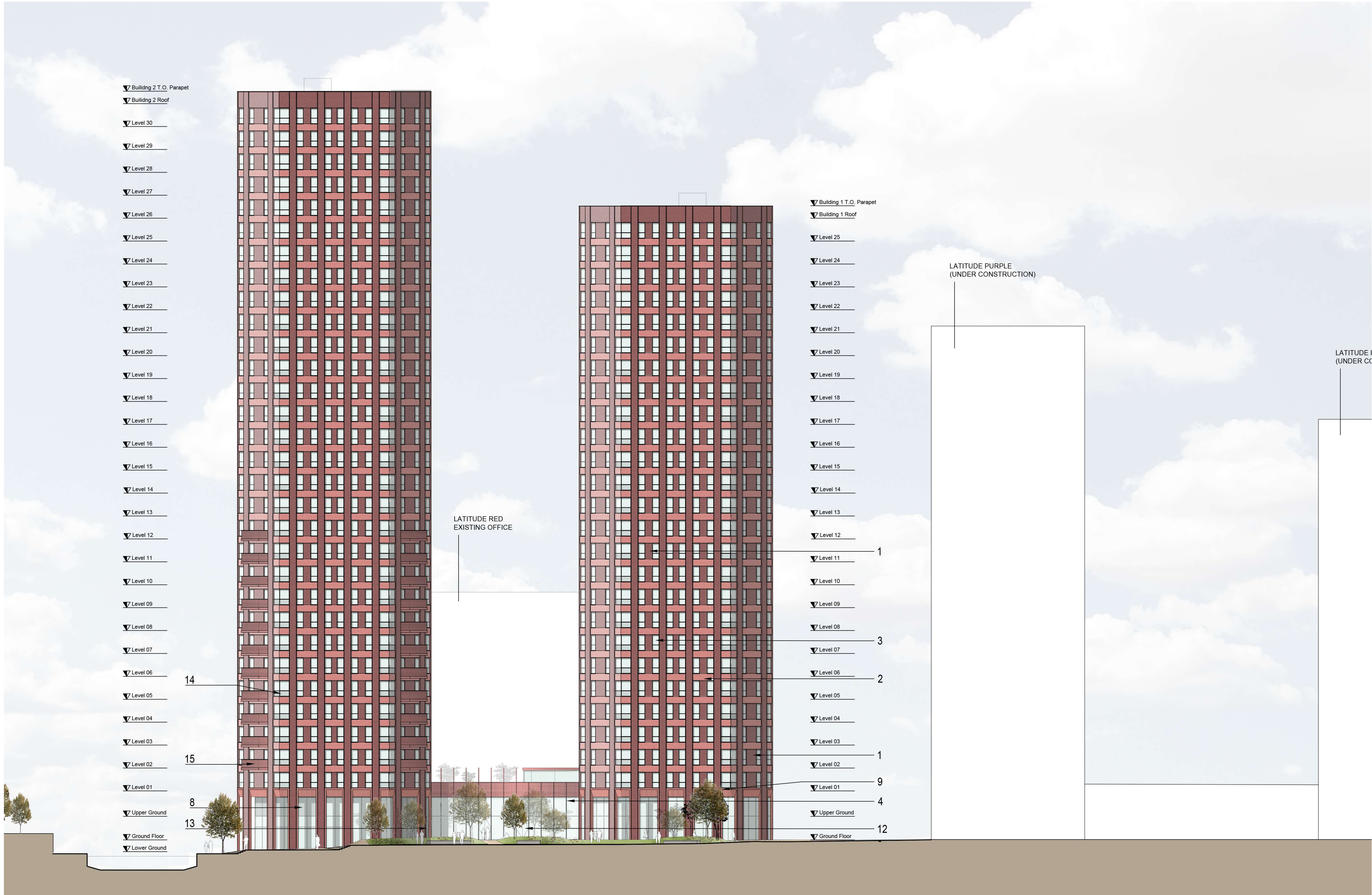


NB: PROJECTING BALCONIES  
@ 2ND-12TH FLOORS ONLY  
33NO. TOTAL

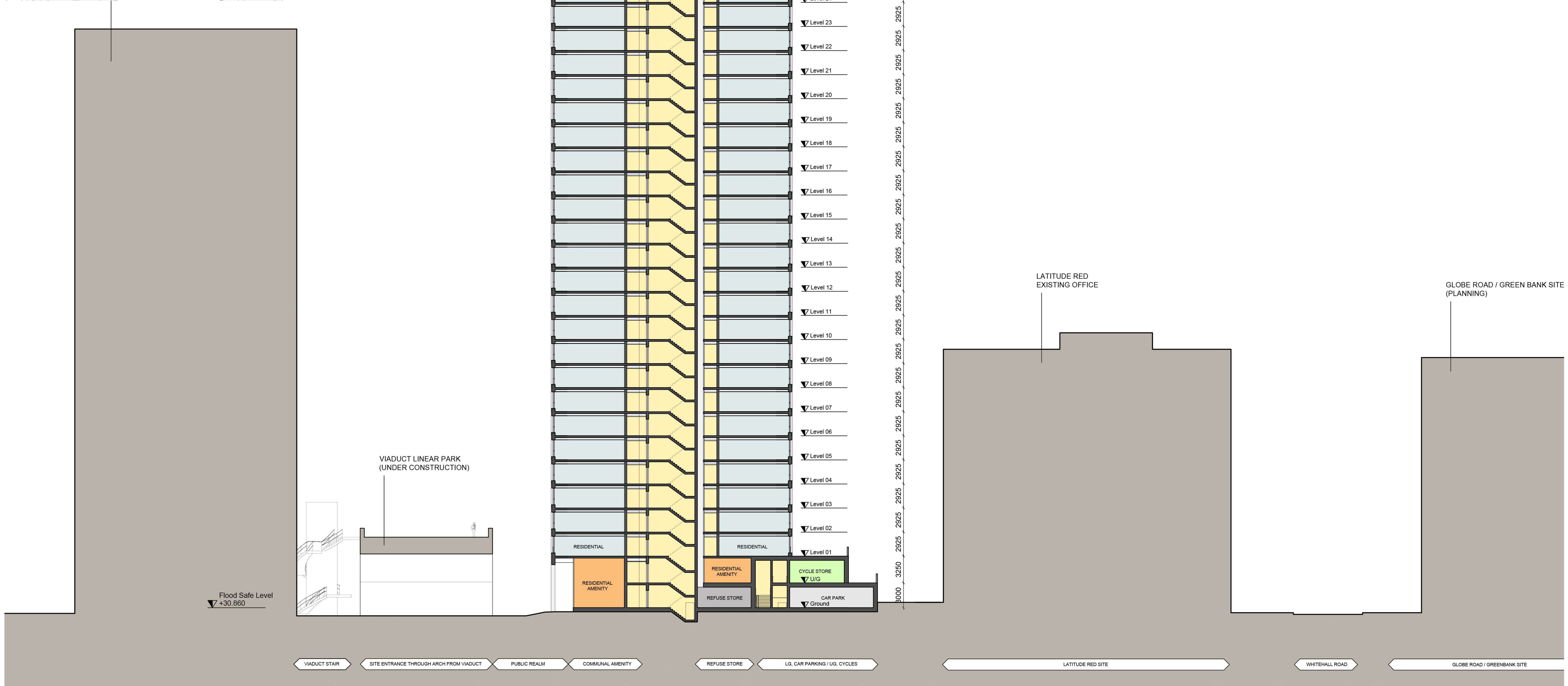
BUILDING 2

BUILDING 1































# TODAY







The  
Junction





 The  
Junction



















































Carey  
Jones  
Chapman  
Tolcher

HUB  
HUB  
HUB

