

Carey
Jones
Chapman
Tolcher

Leeds



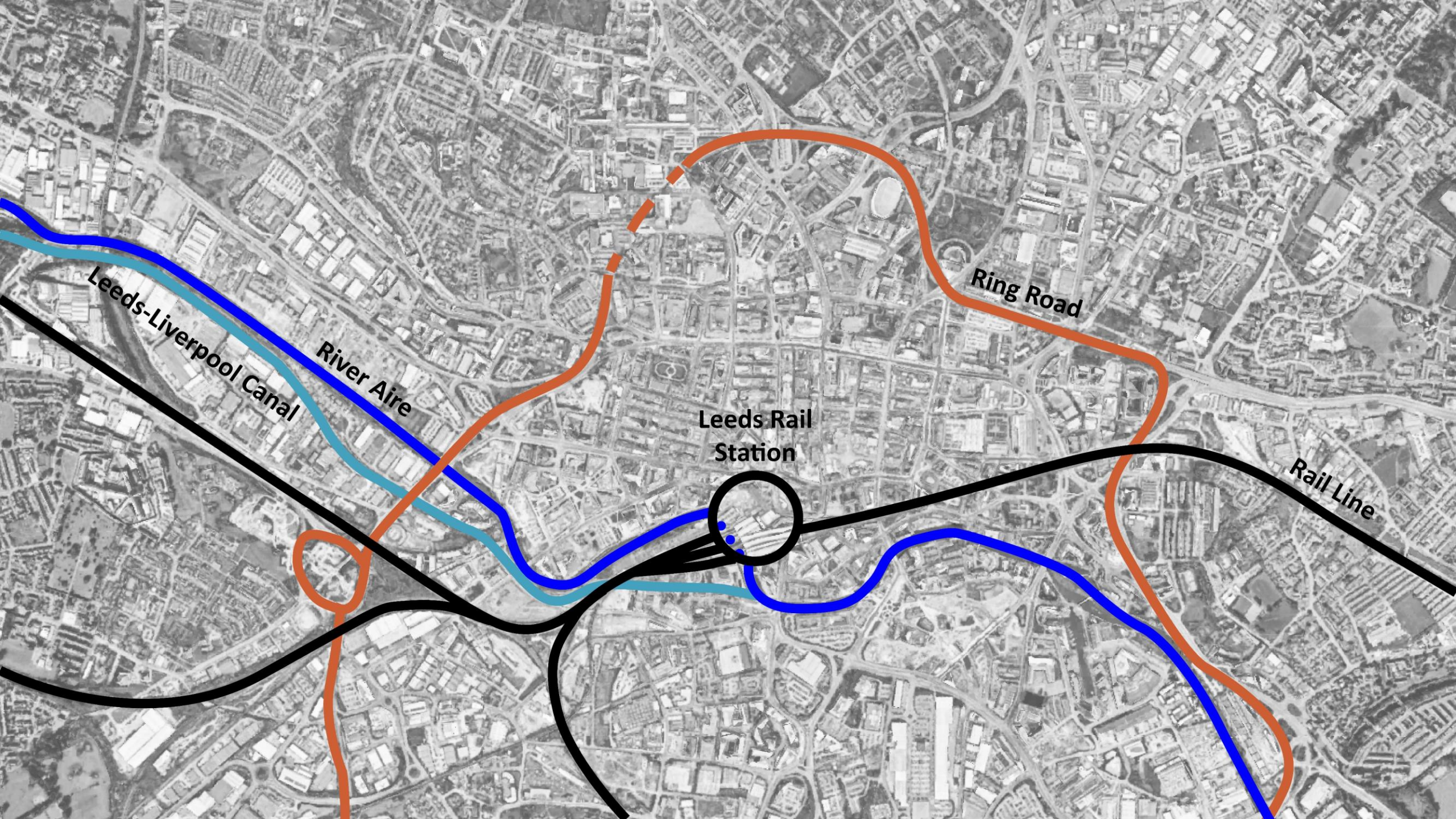
A photograph of a modern, multi-story brick building with large glass windows and a canal in the foreground. The building features a prominent brick facade with vertical columns and large glass panels. Two people are walking on the sidewalk in front of the building. The canal in the foreground reflects the building and the sky. The sky is overcast.

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.





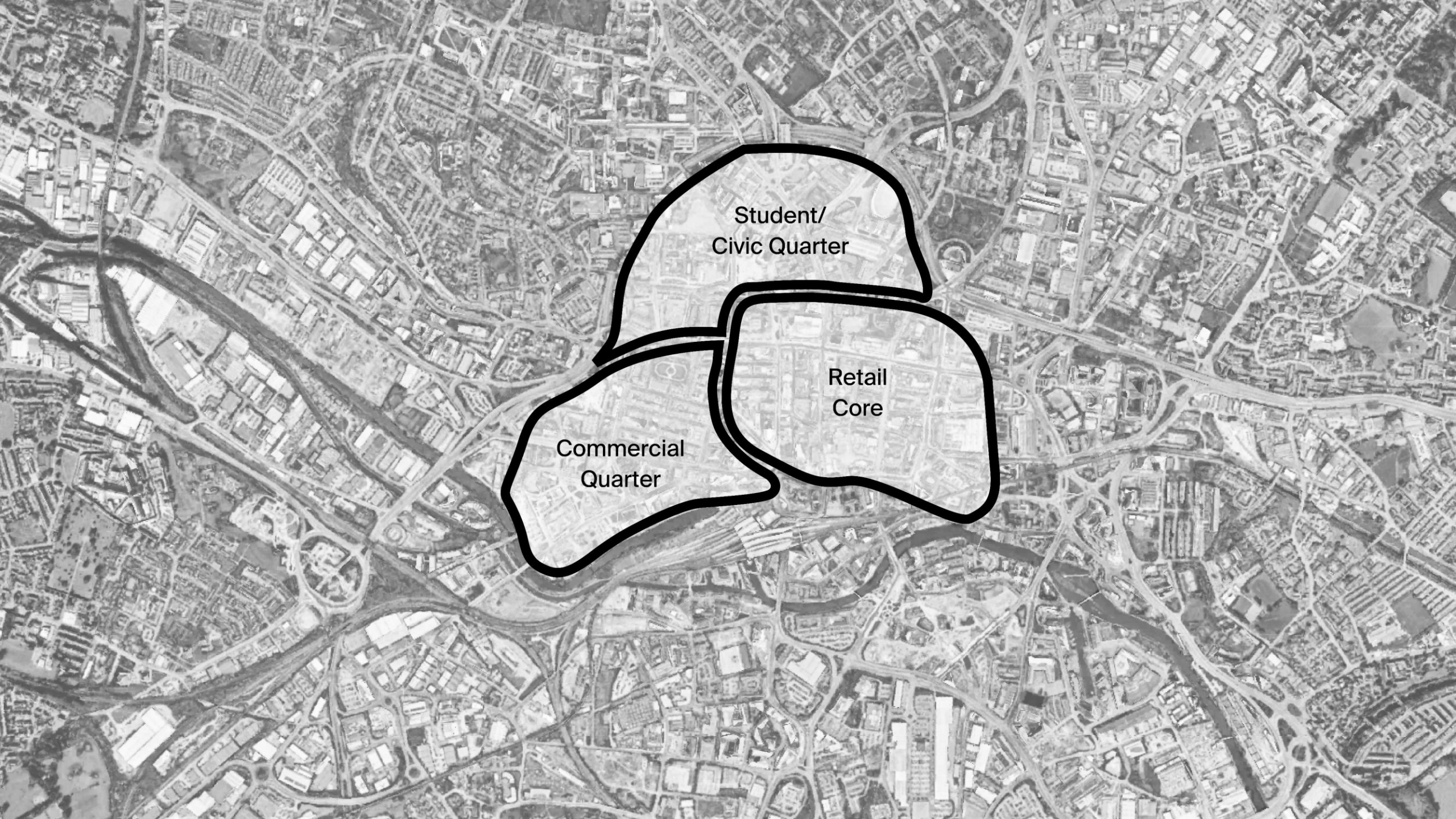
Leeds-Liverpool Canal

River Aire

Ring Road

Leeds Rail Station

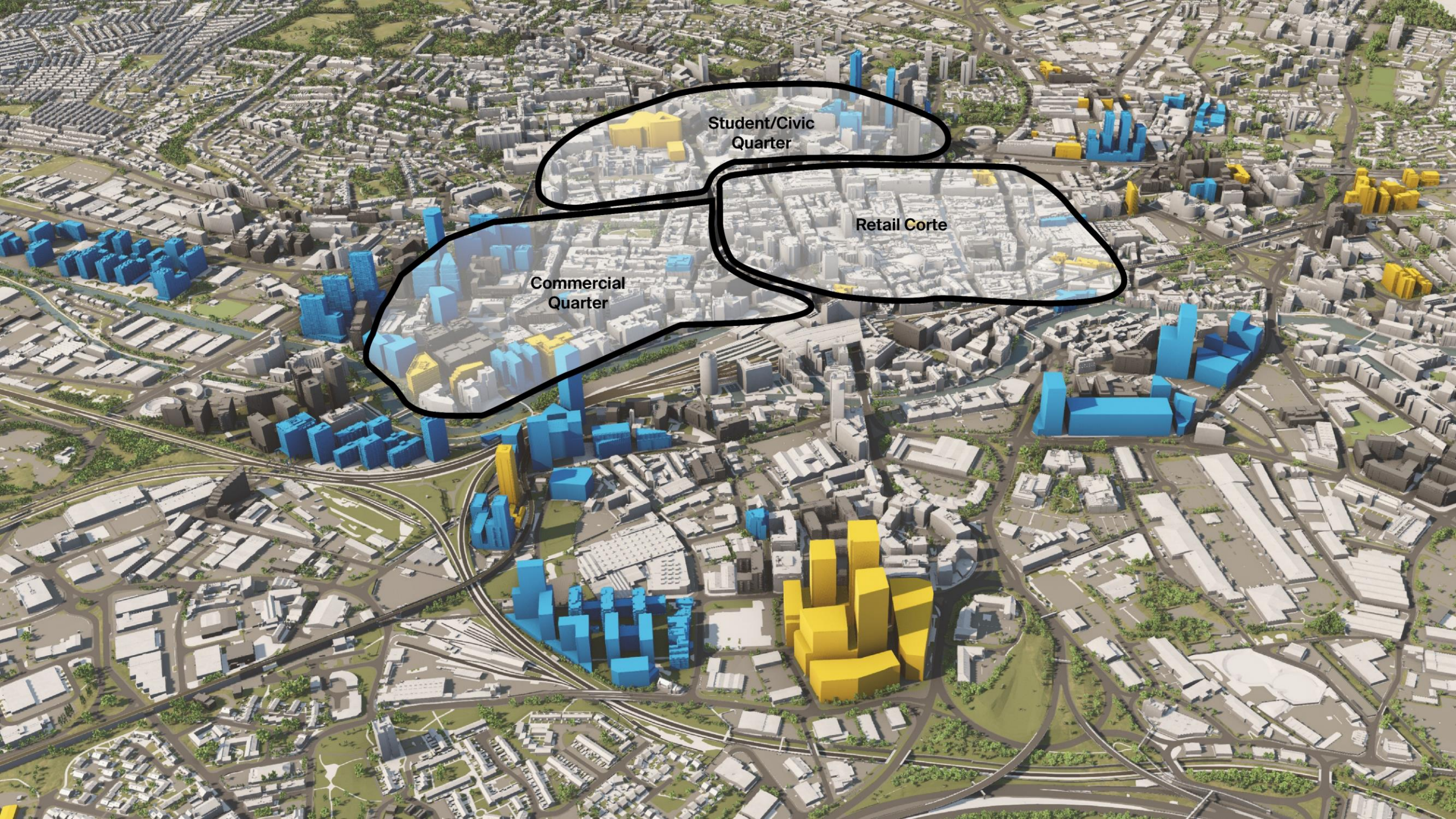
Rail Line



Student/
Civic Quarter

Retail
Core

Commercial
Quarter



Student/Civic
Quarter

Retail Corte

Commercial
Quarter

Why Leeds? Why now?

- Strong employment base
- Large graduate population with strong retention
- Compact, walkable urban core
- Brownfield land close to the centre
- LCC support for height and density
- National attention/policy support - New Towns Taskforce

Leeds: mid-2000s







New Towns Taskforce

Report to Government

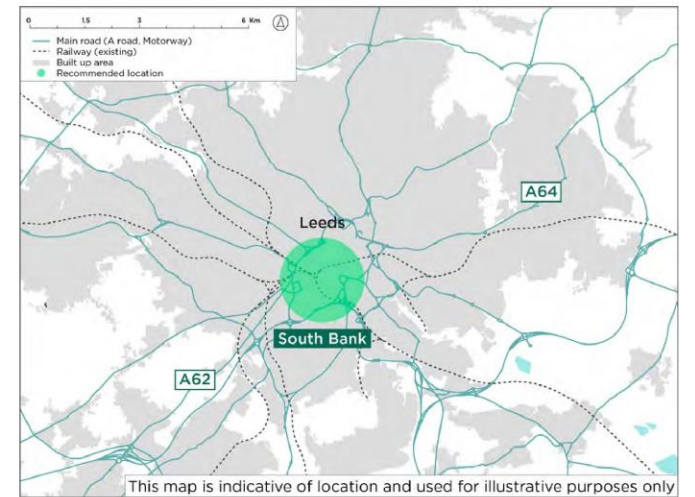


Leeds South Bank

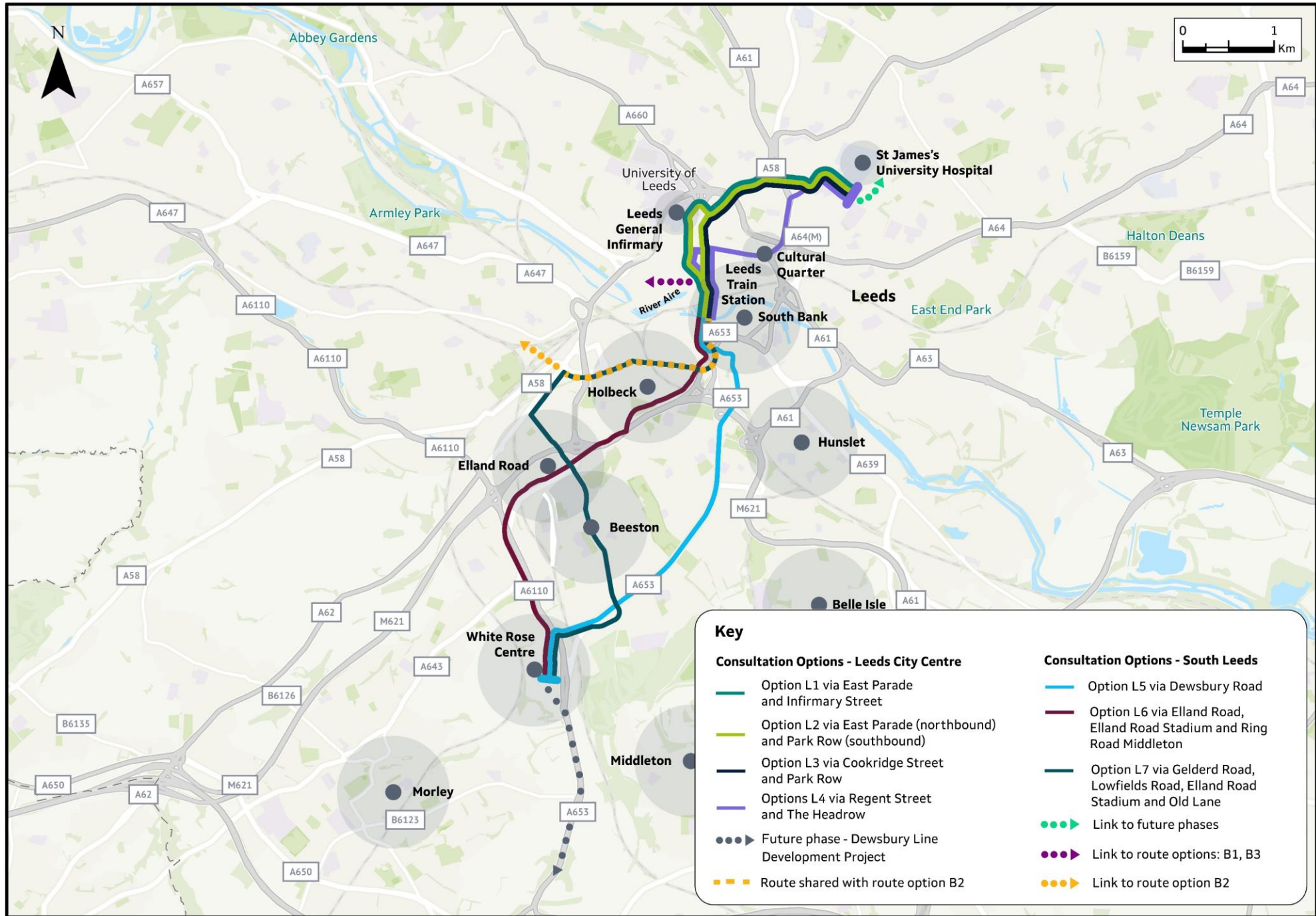
The new town proposal is 258 hectares in the South Bank area and located directly south of Leeds city centre. Leeds South Bank provides an opportunity to deliver up to 13,000 new homes and three million square feet of new commercial space to form a distinct new urban community to boost Leeds' contribution to economic growth.

A South Bank new town would be bookended by cultural anchors with the Royal Armouries Museum to the east and the historic Temple Works, potential future home of the British Library North

on its western side, with the River Aire acting as its northern boundary. Announced in June by the Chancellor, the West Yorkshire Mass Transit system is set to significantly improve connectivity in the city, inclusion of the South Bank in a future New Towns Programme would accelerate the pace of ambition and transformational change, creating a new residential quarter with its own identity. This would echo the legacy of other new towns within cities, like Edinburgh New Town.



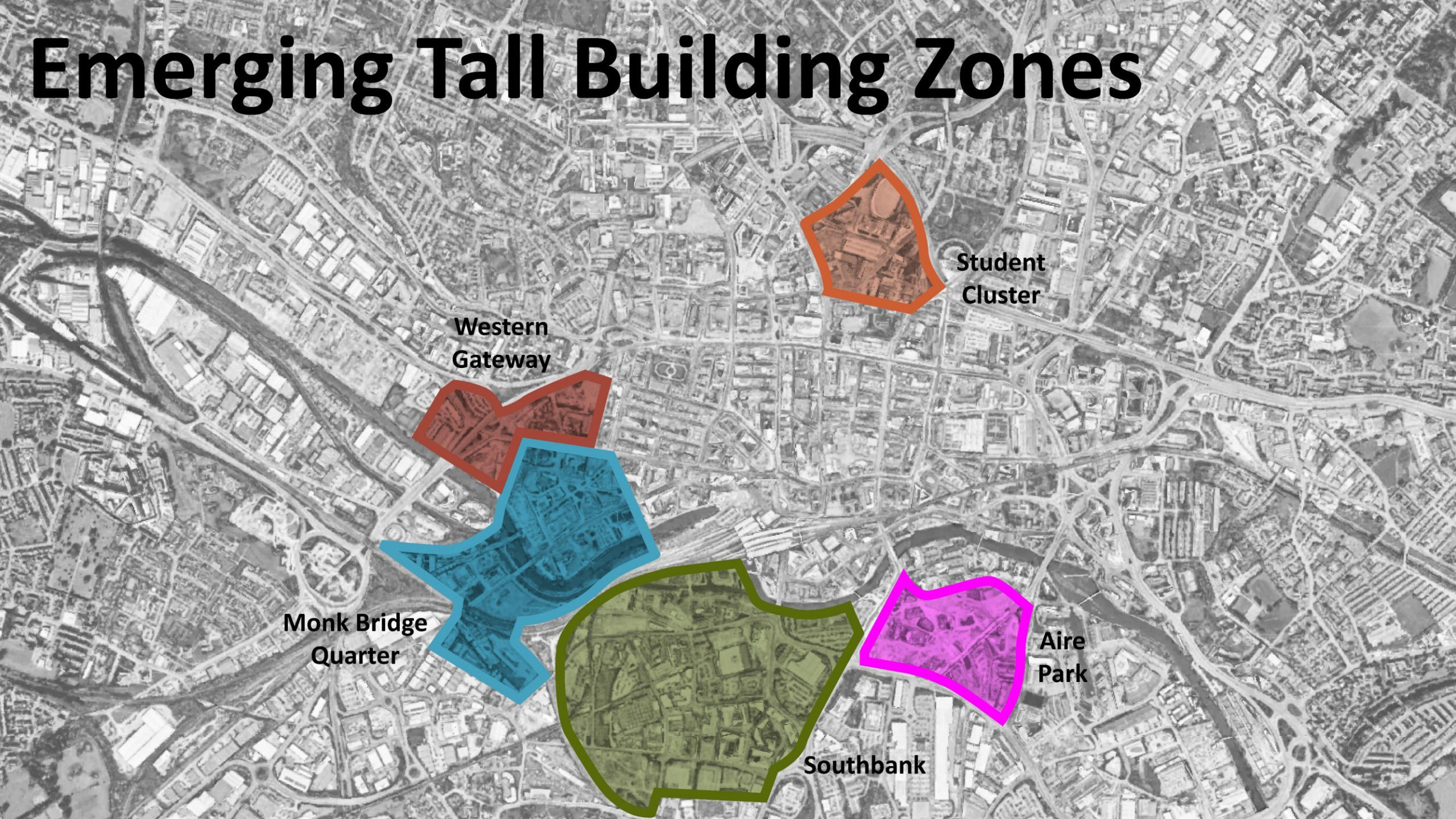




UKREIF® THE UK'S REAL ESTATE INVESTMENT & INFRASTRUCTURE FORUM



Emerging Tall Building Zones



**Western
Gateway**

**Student
Cluster**

**Monk Bridge
Quarter**

Southbank

**Aire
Park**

Leeds: today



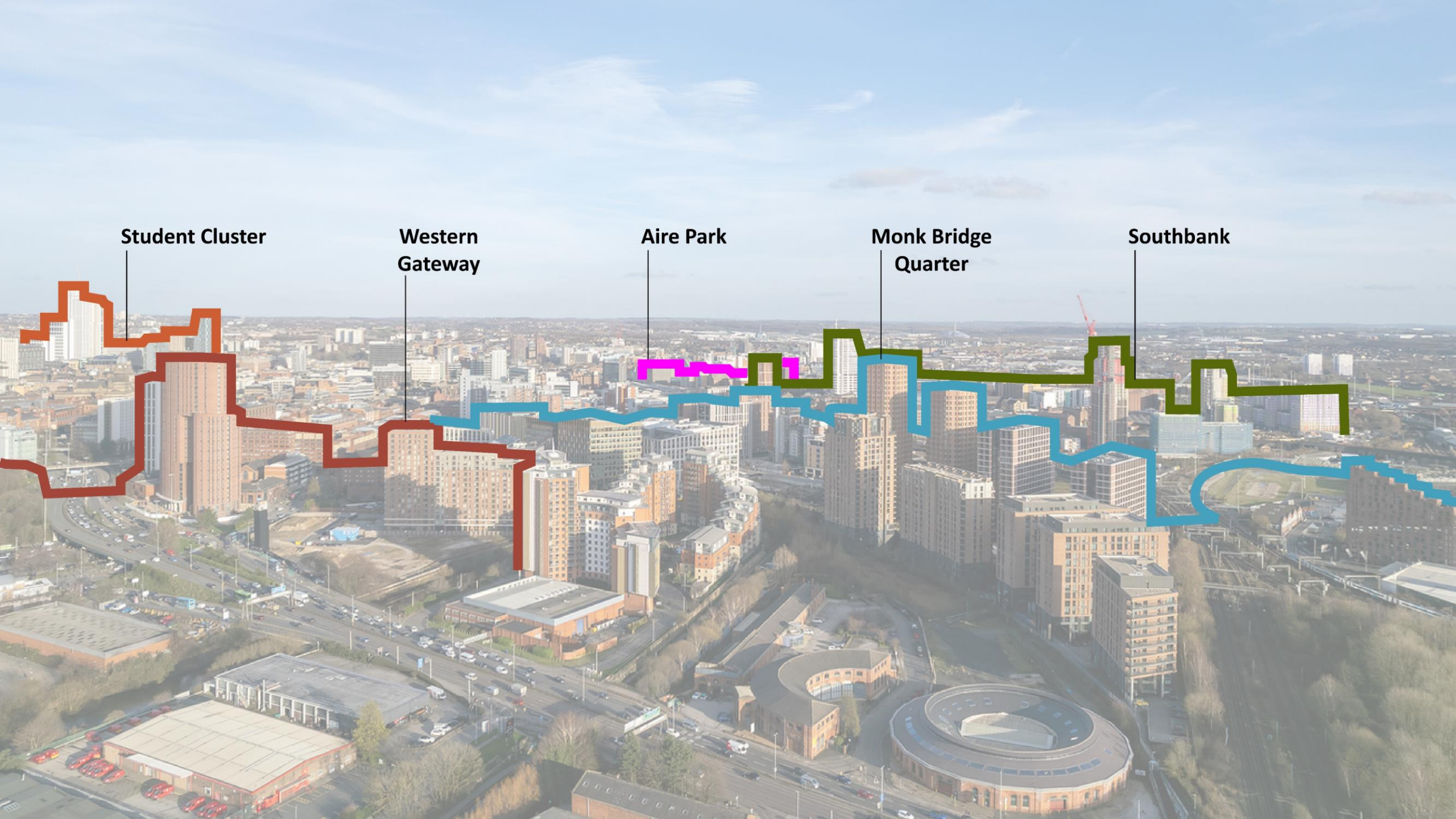
Student Cluster

Western Gateway

Aire Park

Monk Bridge Quarter

Southbank



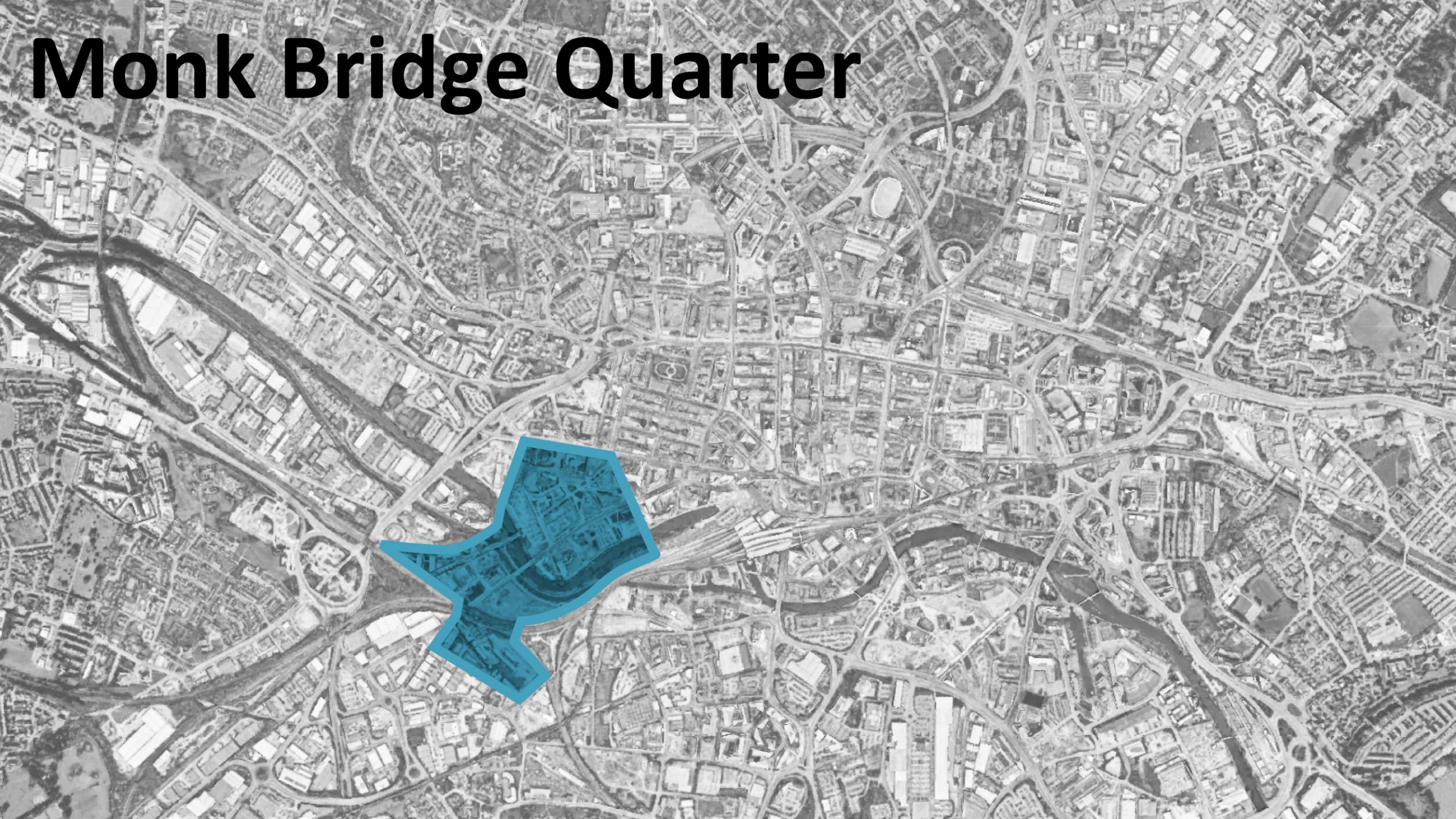
Student Cluster

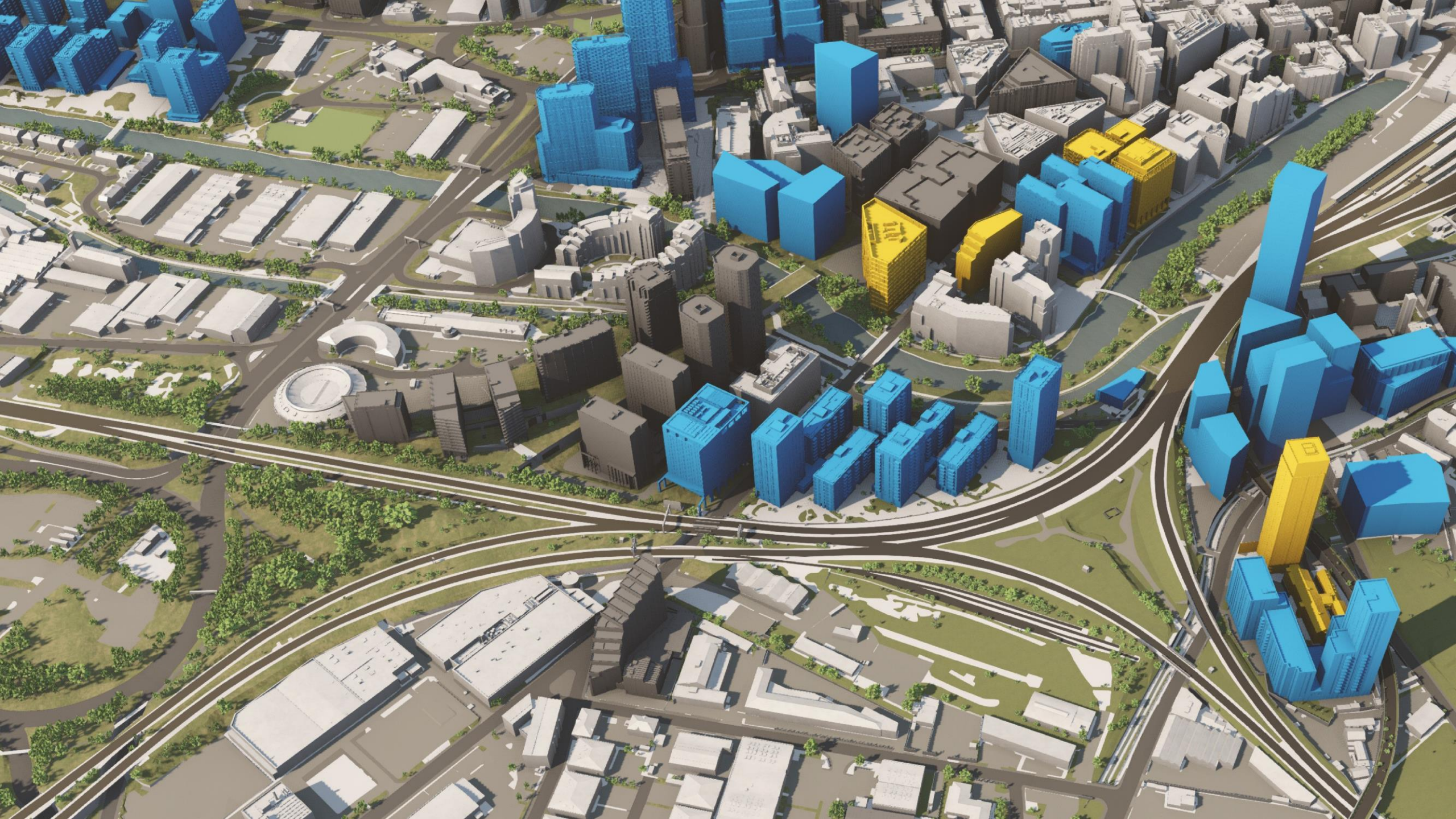






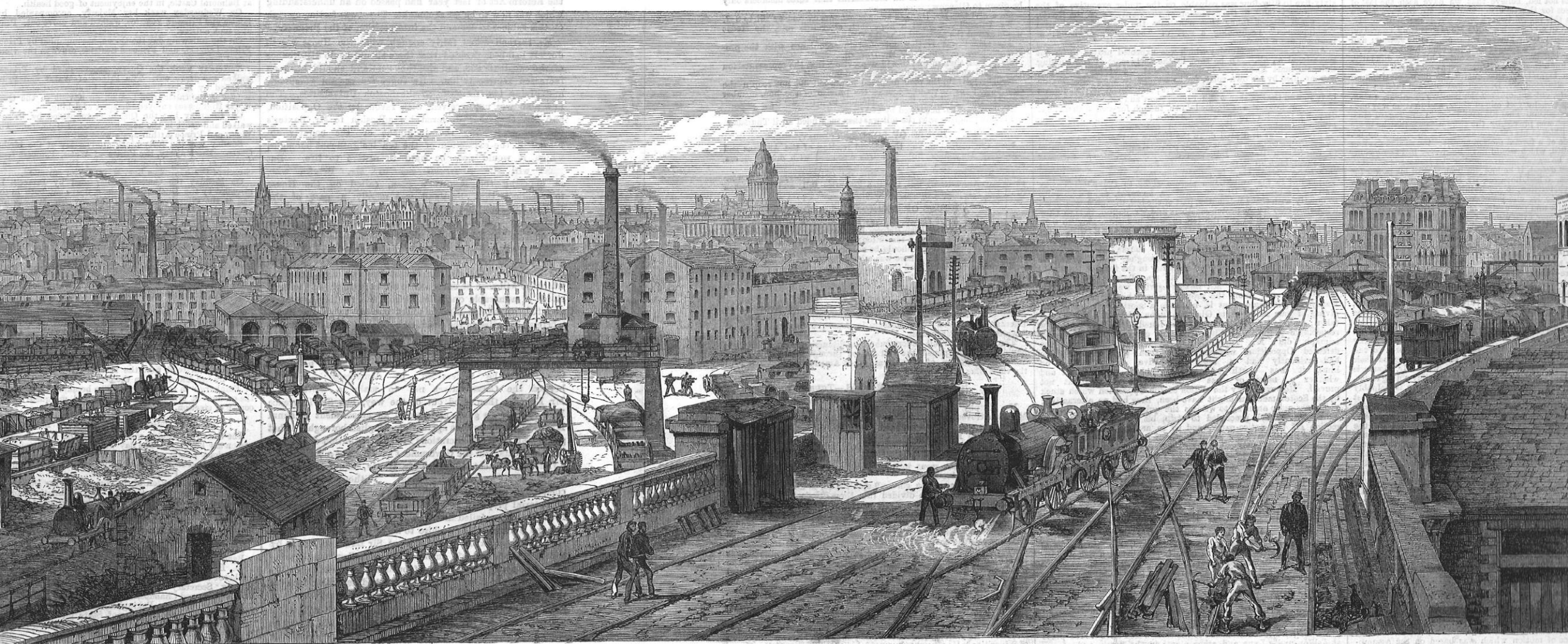
Monk Bridge Quarter











LEEDS FROM HOLBECK JUNCTION



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



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

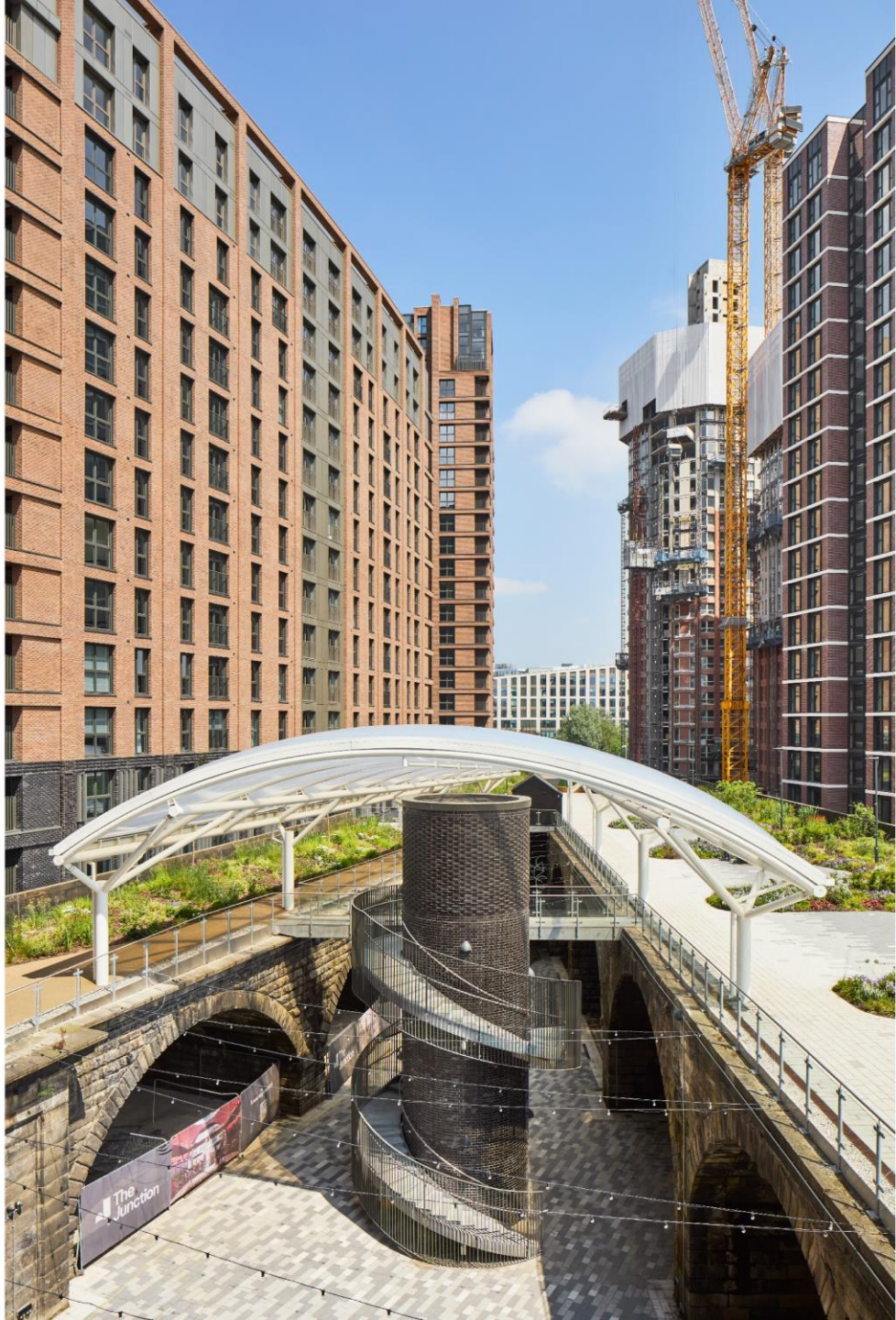




The Junction













Southbank

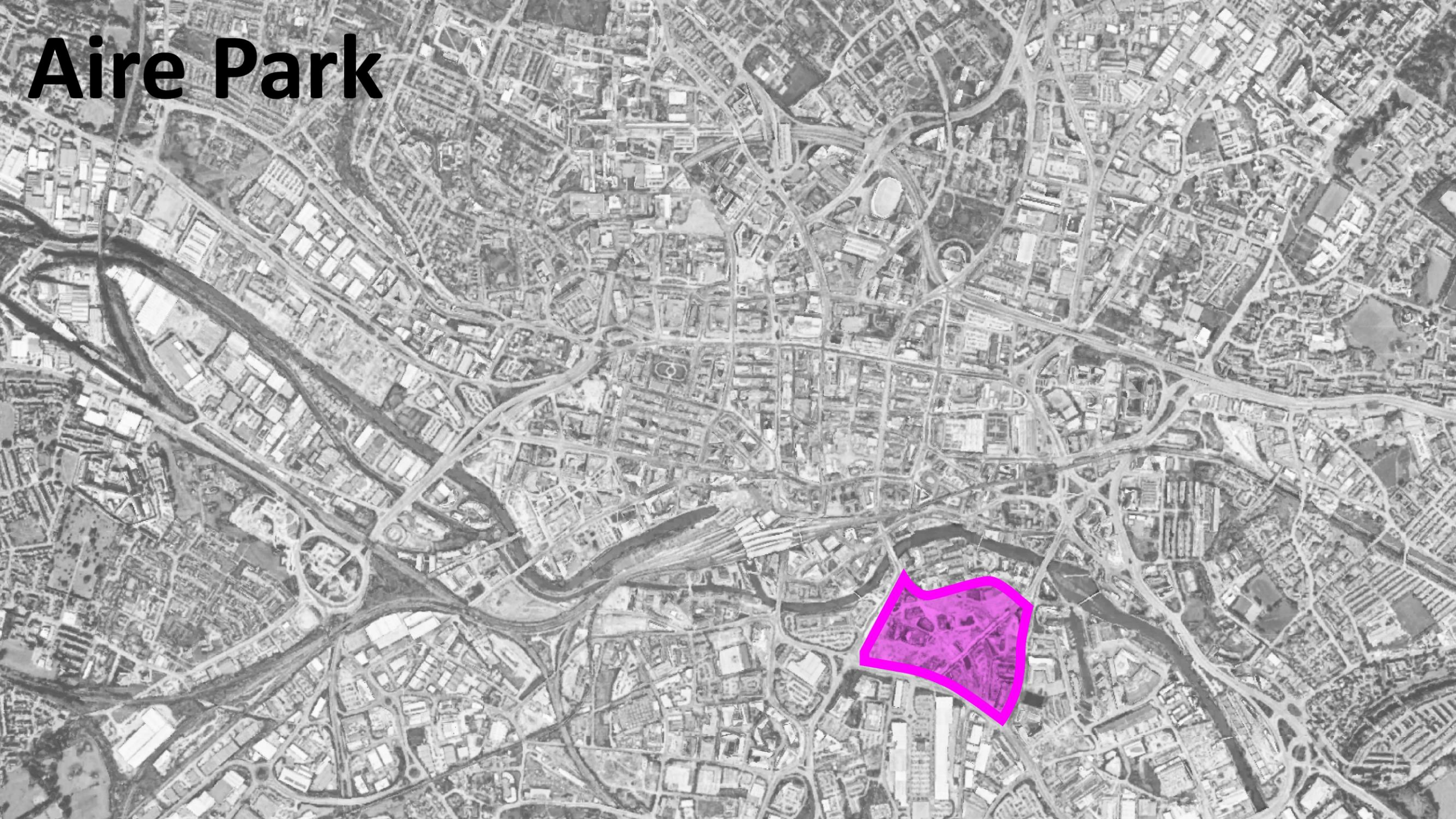


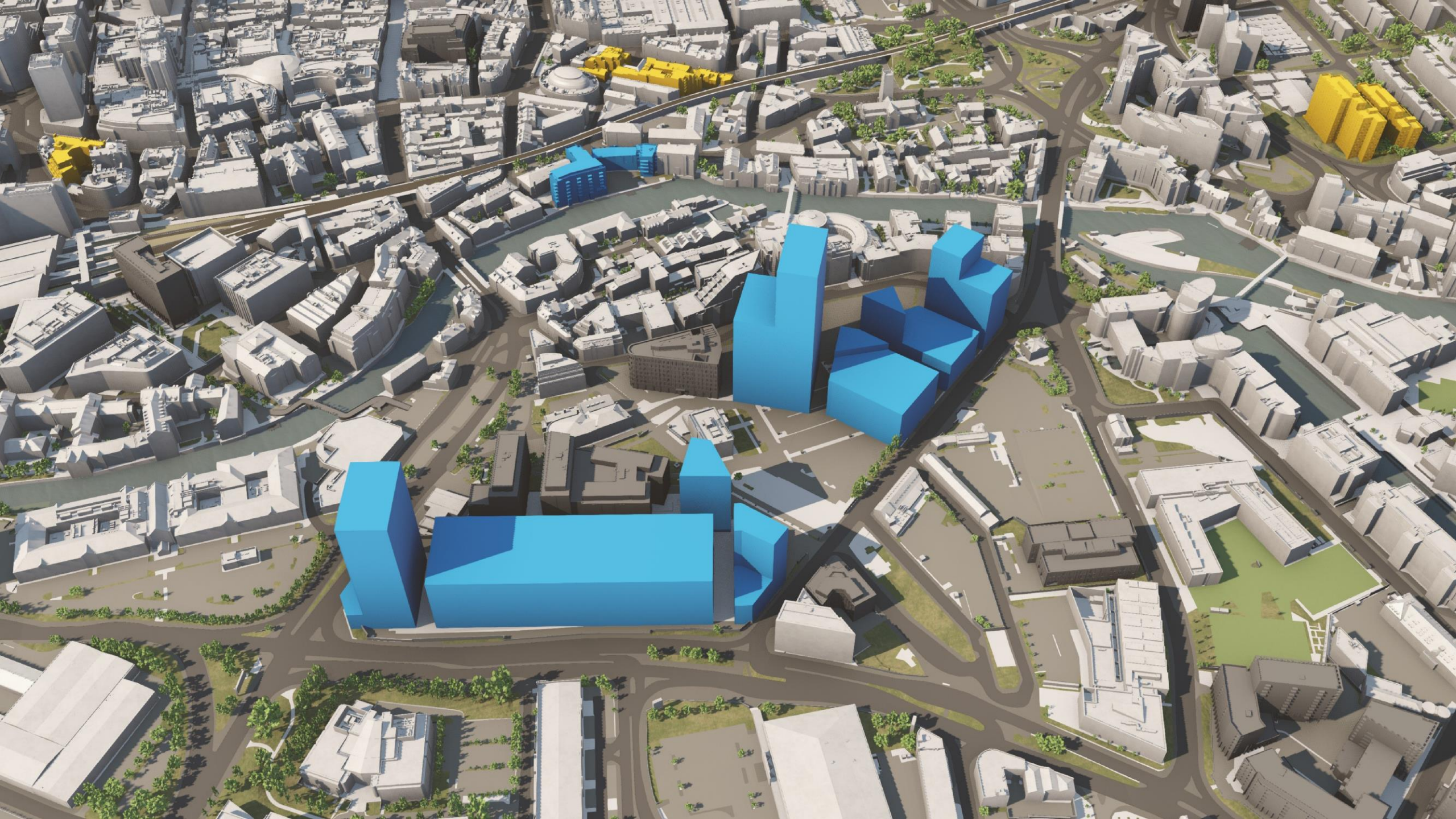






Aire Park

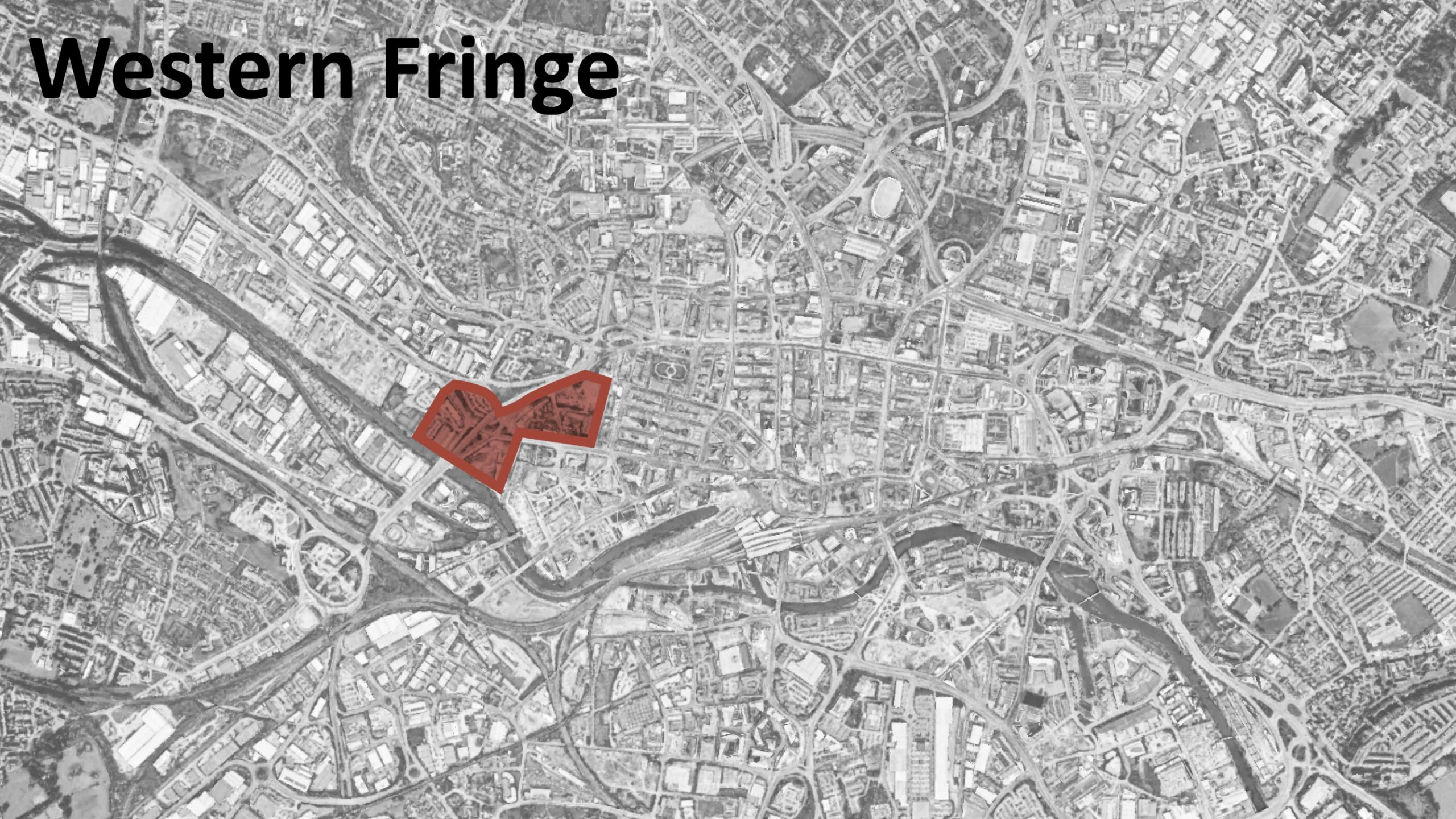


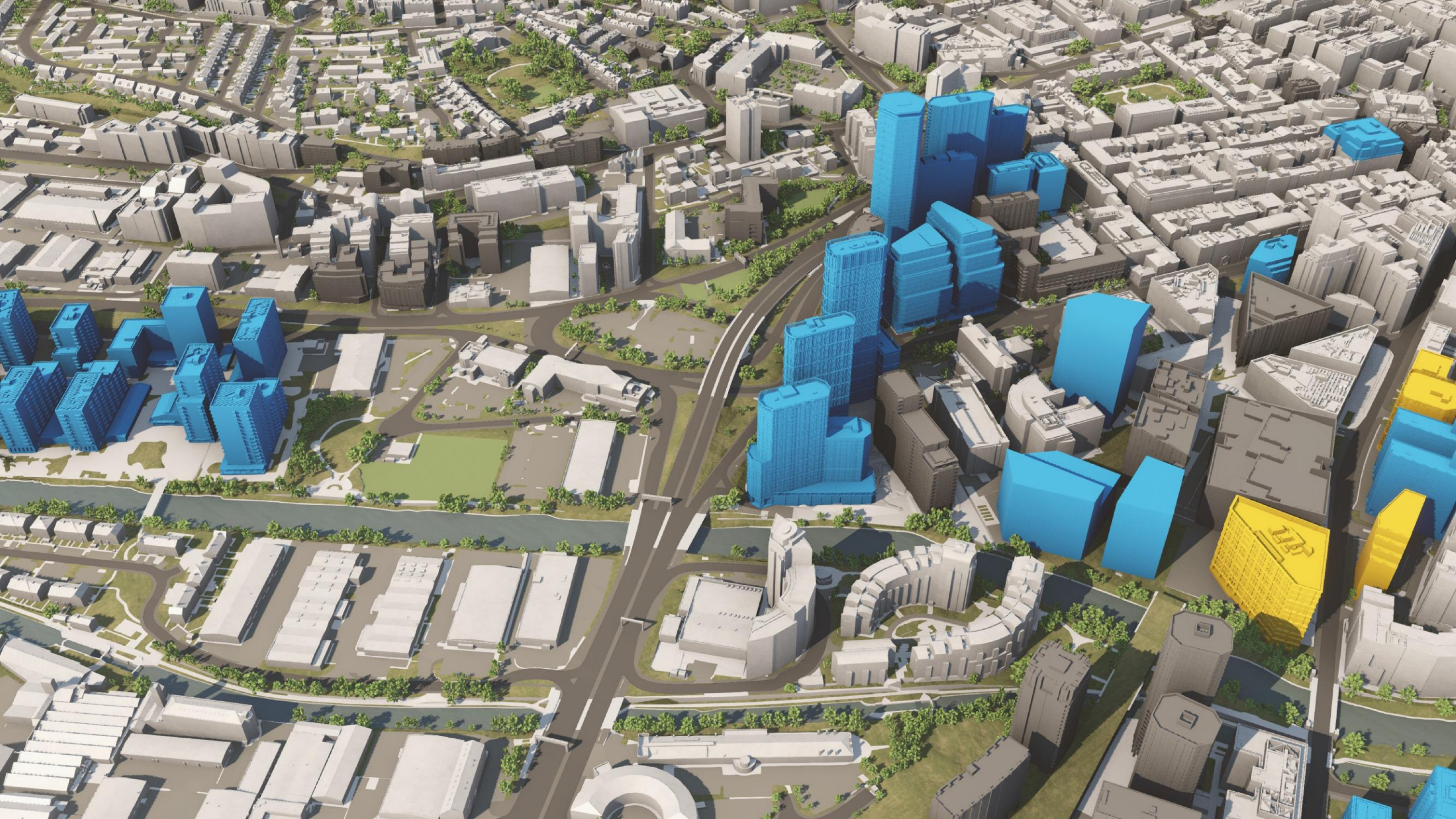






Western Fringe









What Next?

- Leeds is working with high density, brownfield sites beyond the traditional city centre
- Southbank is the city's most strategically important under-realised growth area
- Aire Park is a catalyst for major housing, landscaping and long-term expansion potential

What Next?

- The opportunity exists for the Monk Bridge Quarter, Southbank & Aire Park to develop and consolidate to create a significant housing supply underpinned by public realm and opening up Leeds' historic waterways.
- The potential 'New Town' and the inclusion of Mass Transit are both important drivers but are not fundamental to the success or failure of the area.



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