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Cardigan Fields, Leeds

Introduction

Cardigan Fields on Kirkstall Road, Leeds is an existing medium sized retail park offering a variety of leisure activities including: a Multiplex Cinema; Bowling; a Health and Fitness Club together with several restaurants, a nightclub and generous on site parking.

Working with Holbeck Land and Xleisure a series of studies were undertaken to look at the potential of developing a further mix of uses on the site whilst improving its relationship with the local neighbourhood.

Scheme Approach

Several discussions were held with adjoining owners notably the Armley Mills Industrial Museum as well as the City Council and Environment Agency, in order to realise a holistic view for the area. Enhancing links to the industrial museum was seen as critical, whilst the sites riverside and underdeveloped main road frontage offered further potential. Current light-industrial elements which occupy the site were also studied to ascertain the possibility for both leisure and retail use.

Adjoining sites were also studied with a variety of uses from family housing to retail units being considered.

Several options were developed for both leisure and retail operations as well as a potential canoe club, taking advantage of the river and weir proximity. A Hotel with restaurant at ground was proposed for the main road frontage providing enhancement of the urban grain and street scene. The central spine of the park was strengthened with the addition of both smaller units, artworks and greater clarity to the link with the museum.

Quick Facts

- + Client: Holbeck Land & Xleisure
- + Mixed use development studies
- + Including further retail, light-industrial and residential to adjoining site
- + Potential to further the use of the surrounding amenities including the River and Industrial Museum

Contact details

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