



# HORSFORTH VALE LEEDS

CASE STUDY



# HORSFORTH VALE, LEEDS IN SUMMARY

This mixed-use new community on the edge of Horsforth is a prime example of one of the **Redrow 8** placemaking principles. Called ‘keeping it local’, it’s all about understanding the unique and important characteristics of a site and its location, from locally distinctive features such as the dry-stone walls and existing trees, to connecting the development with the existing community. Horsforth Vale is bordered by the River Aire and the Leeds-Liverpool Canal and the homes created by Redrow are far more in keeping with the semi-rural surroundings than the old industrial sites they have replaced.

**468**

NEW HOMES  
INCLUDING  
78 AFFORDABLE



**£13.7M**

IN COMMUNITY CONTRIBUTIONS  
INCLUDING AFFORDABLE HOUSING  
WORTH £7 MILLION, £1.76 MILLION  
FOR A NEW BUS SERVICE AND  
£948,000 TOWARDS LOCAL EDUCATION



**65.5 ACRES**

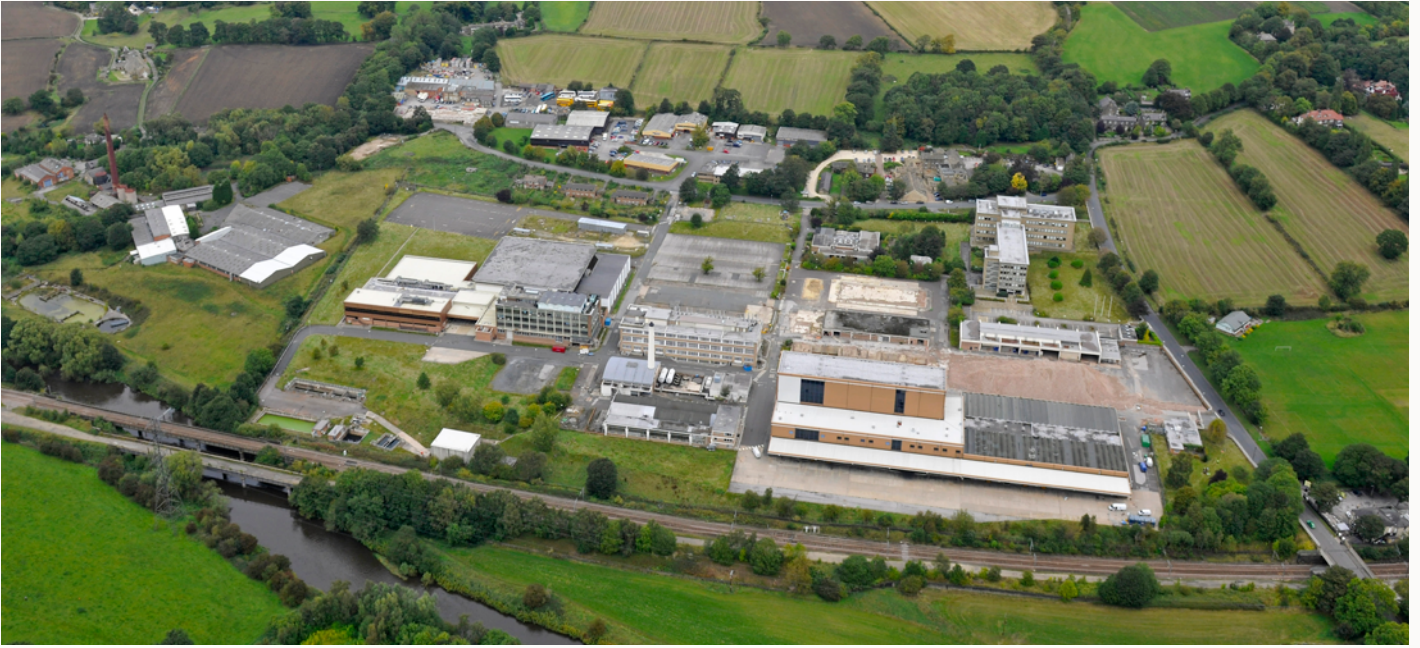
ACROSS TWO FORMER INDUSTRIAL SITES



**20 ACRES**

OF GREEN SPACE INCLUDING A  
VILLAGE GREEN, PLAY AREA,  
ALLOTMENTS AND A SPORTS FIELD





## KEEPING IT LOCAL

Redrow's Group masterplanning director Kevin Parker explains the background:

*"We strive to create great places to live, offering social and environmental benefits for new residents and the wider community, helping to improve health, happiness and a sense of well-being, whilst creating high quality homes that our customer are proud of. Our placemaking principles aim to do all of this and more, building thriving, sustainable settlements."*

*"One of these principles is 'keeping it local, which is all about understanding the unique and important characteristics of the site and its location, from locally distinctive features such as the dry-stone walls and existing trees, to connecting the place to the local community. Every decision is made to ensure the development fits sensitively into the area."*

**Watch our film** to find out how these principles have been successfully applied at Horsforth Vale, as Kevin walks the development with Redrow Yorkshire technical director David Faraday.

David explains how Redrow took its cues from Horsforth itself, including the use of local materials such as York stone and slate roofs and bringing the dry-stone walls at the edge of the site into the development, which really sets off the houses and makes them look like they've been here for a hundred years.





## BLENDING OLD AND NEW

Despite the fact this was a ‘brownfield’ site and the location of a former chemical plant, Redrow has worked carefully to retain existing features and weave them into the new development.

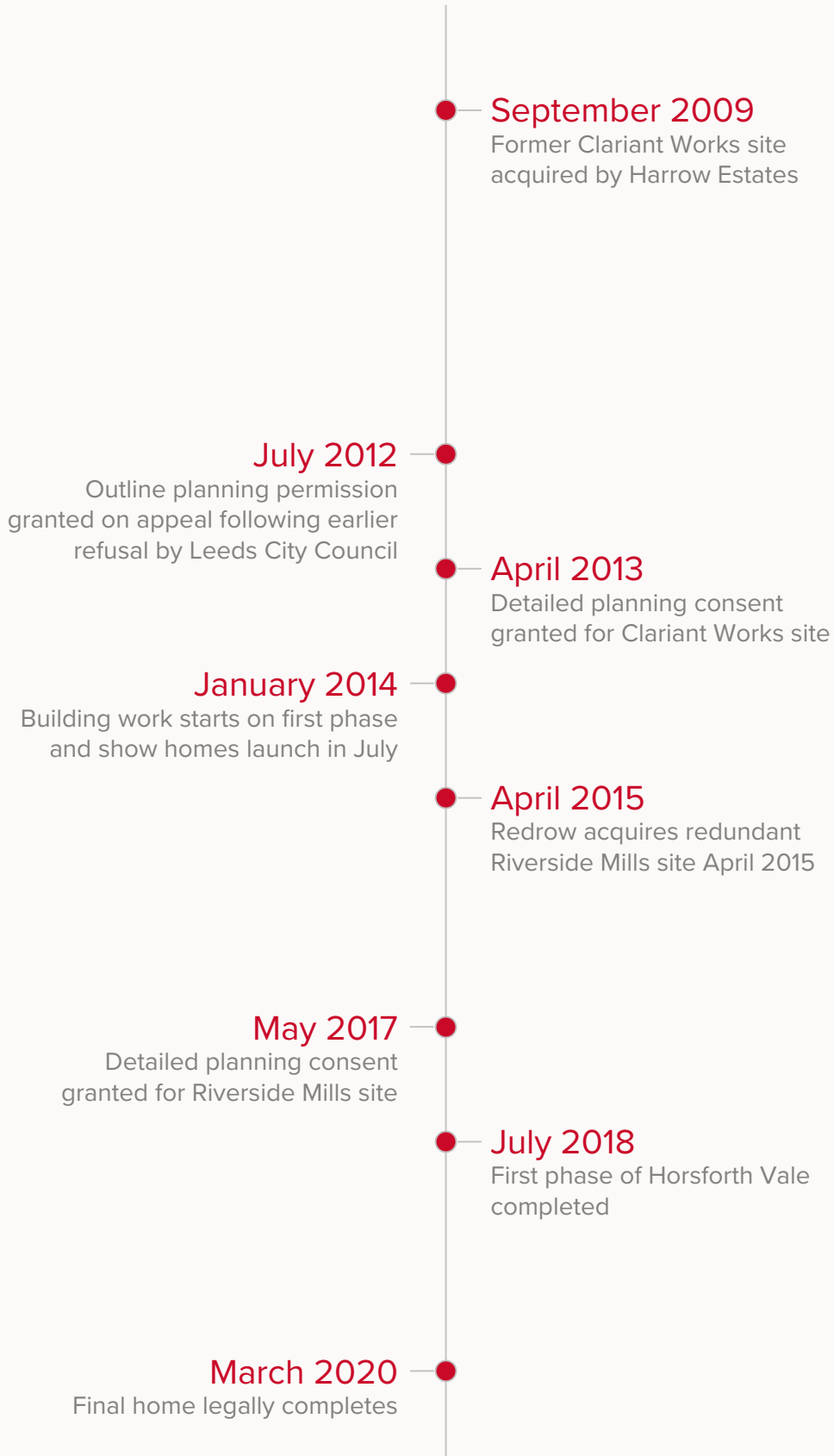
For example, a former historic mill building was restored and re-imagined as apartments and the mill pond at the entrance to the development was replanted and retained. Other existing landscape features such as mature trees and hedgerows were incorporated, helping to knit the new community to the area and the wider context. This approach also contributes to a positive impact on biodiversity as well as a sense of belonging.

Ensuring connectivity to the wider community Redrow has installed new footpaths, as well as contributing to off-site footpaths and local signposting. A central village green connects to the rest of the development via a network of footpaths through areas of woodland and grassland that link the development to the river and amenities of Horsforth. There is also a new play area and allotments, while new commercial units house a café/bakery and a shop.

Redrow has subsidised a new bus service connecting the community with the local primary school, train station and centre of Horsforth. It has also invested in the existing sports pitches and pavilion, which now serve as a base for several local sports teams.



# TIMELINE



# WHERE ELSE WE'RE BUILDING IN LEEDS

Although Horsforth Vale is now complete, Redrow has other examples of developments in Leeds with placemaking at their heart, including The Avenue and The Point at [Thorpe Park](#).

These two developments sit amongst new parkland and next to a luxury hotel and spa, a multi-screen cinema and a large shopping and leisure park packed with top name stores and family friendly restaurants.

