

AINA CASE STUDY

PLACE MAKING AND SHAPING

Regeneration at Granary Wharf by Leeds Canal Basin



Night time by Leeds Canal Basin with the new buildings at Granary Wharf rising between the waterway and the railway arches

Three landmark buildings help shape a new waterfront

Granary Wharf forms part of the historic Leeds Canal Basin to the south of the city's railway station, where for many years the land had been used for unregimented car parking which had extended close to the edge of the waterside. Various ideas and proposals for redevelopment had come and gone until ISIS Waterside Regeneration produced an innovative masterplan in close cooperation with the City Council. Planning consent was obtained in 2006 and the development took shape over the following four years.

The result was a mixed use development comprising a trio of new landmark buildings, with 70% of the total ground area transformed into high quality public realm which provides facilities for locals and visitors. The scheme now acts as a celebratory gateway into the city, with a successful waterfront and connections to the nearby regeneration at Holbeck Urban Village plus an unusual communal garden at the top of the 23 storey residential Candle House. Connectivity was important and a new walkway, called Waterman's Bridge, was built to provide a link from Granary Wharf to the city centre. In 2014 another new walkway will ensure a direct link to the railway station.

Granary Wharf has provided a range of homes and commercial premises and quickly became an established location for waterside and cultural events. These have been organised in partnership with the public sector and other civic-minded bodies and include summer markets, a 'Big Picnic' event and a venue for the award-winning annual Leeds Waterfront Festival with free boat trips, children's activities and craft stalls.

The development won the Area Based Regeneration category in the 2012 Waterway Renaissance Awards, when the judges commented: "Granary Wharf is an excellent example of urban renaissance. It is a sustainable mixed-use development with an exemplary approach to design – three distinctive buildings contrast yet integrate with each other."

ISIS Waterside Regeneration specialises in the development of urban waterfronts to create mixed use places with an emphasis on long term sustainability. 50% of profits are invested back into the inland waterways to ensure they are conserved for future generations.