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MORLEY

Conservation Area Appraisal & Management Plan

Adopted as a material consideration in the determination
of planning decisions by Leeds City Council

21st January 2025



Morley is a place of special character and historic interest.

This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement. Approved as a material consideration in the determination of planning applications.

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1. SUMMARY

Summary of Special Interest

Morley Conservation Area covers the civic and commercial core of the town, centred on Queen Street and Morley Bottoms, and the historic industrial and residential development that surrounds it. Morley's present day character continues to be dominated by its dramatic 19th century transformation from an agricultural village to an industrial town, powered by textile manufacture, coal mining and stone quarrying. Morley retains a defining spirit of pride and independence that is embodied in the landmark Grade I Listed Town Hall.

Key Characteristics:

- The town's settlement form reflects elements of the medieval village. The grain of the strip field system informs the 19th century grid-form layout of the suburbs.
- Morley Bottoms has the most dramatic topography of the town set within an enclosed bowl-like hollow, defined by the steeply sloping valley sides of the Valley Stream.
- The Town Hall and St Mary's Church form the principal landmarks of the town.
- St Mary's churchyard contains the finest collection of 17th century grave-slabs and table-tombs in the county.
- The built environment is dominated by 19th century buildings that reflect the industrial activity, commercial

prosperity and civic pride of that period. Earlier buildings also survive that provide glimpses of the pre- industrial settlement including 17th century gentry houses and 18th century weavers cottages.

- Surrounding the town centre the 19th century expansion of the settlement is characterised by the intermixing of residential and industrial uses. The large scale of the former mills is set amid the fine grain, regular rhythms and uniform architecture of the distinctive back- to-back and through terraces. The surviving mill chimneys are important landmarks within the townscape. Impressive villas and middle-class terraces form a characteristic element of these suburbs.
- Morley's parks, gardens and green spaces are a distinctive part of the town's unique character.

Right: Morley Town Hall and the former Barclays building on the corner of Queen St and Albion St.



Summary of Issues and Opportunities

The protection and enhancement of the special character of the conservation area depends on the positive conservation management of the town. In addition to the existing national statutory legislation and local planning policy controls the following opportunities for protection and enhancement have been identified:

- Explore the possibility of securing further heritage-led regeneration funded schemes for Morley and its parks and gardens, to ensure investment and improvement of the historic built environment beyond current programmes and projects.
- Promote and secure the appropriate repair, reuse and regeneration of Morley's important historic buildings currently at risk.
- Ensure that all new development responds sensitively and creatively to the historic environment.
- Encourage the protection of surviving historic detail and the reinstatement of appropriately detailed fittings in the defined positive buildings (see character area maps).
- Retain and maintain historic shopfronts. Ensure new shopfronts preserve or enhance the special character of the area.
- Ensure that future public realm and traffic management measures respect and enhance the special character of the conservation area.
- Protect the important contribution trees and green spaces make to the special character of the area.
- Ensure that the setting of the conservation area is considered as a material consideration within the planning process.
- Protect the archaeological record.
- Promote and celebrate the special architectural and historic interest of the conservation area.

Right: Co-Operative Buildings.



2. EXTENT OF THE CONSERVATION AREA

Morley - Dartmouth Park Conservation Area was first designated in 1974 with the Morley Town Centre Conservation Area designated a year later in 1975 and modified in 1989.

As part of this appraisal process the boundaries were reviewed and the Dartmouth Park and Town Centre Conservation Areas were joined into a single, enlarged Morley Conservation Area designated in 2025.

The modifications were made to ensure that the conservation area best represents the special architectural and historic interest of Morley. Minor changes were made to ensure the boundary follows current plot boundaries as far as possible. The modifications included:

A – extensions to the Morley Hole area, Victoria Road and Asquith Avenue to include historic back-to-back and through terraces

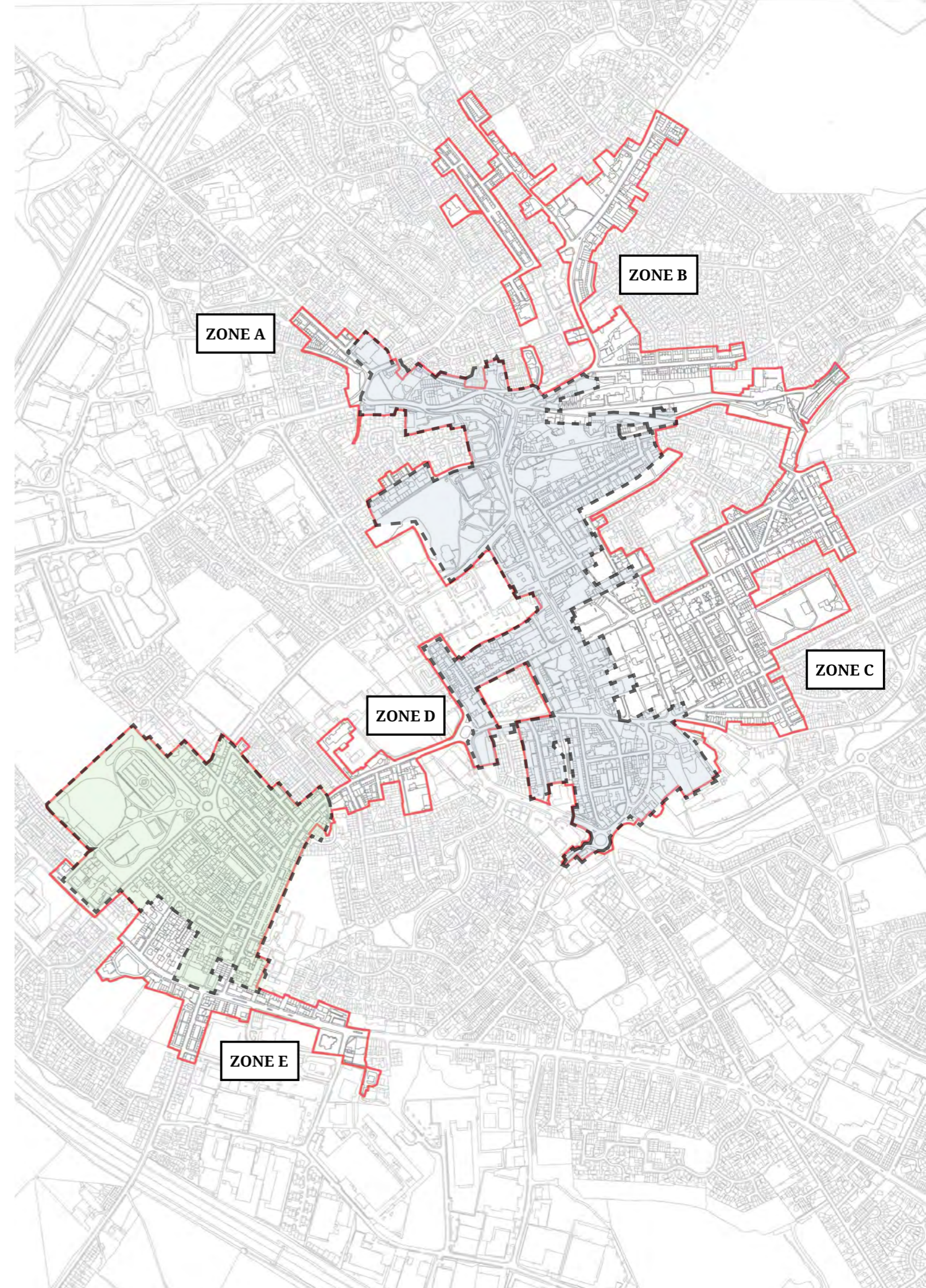
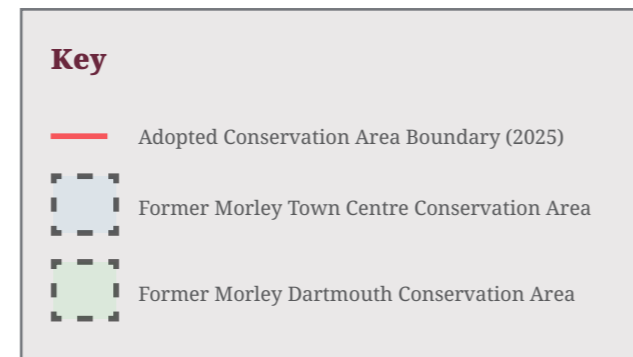
B – extension to include St Peter’s Church area and station approach – Church Street, Victoria Road, Springfield Road and Lane, Rooms Lane, New Bank Street and Station Road.

C – extension to the east to include a mixed residential and industrial area of the historic town including development in the area of Ackroyd Street, Peel Street, Albert Road, the northern part of Clough Street, Lewisham Park, South Parade, South Street, Melbourne Street, Gillroyd Parade and Wide Lane.

D – extension along Fountain Street to include historic back-to-back properties, industrial buildings and the former Grammar School.

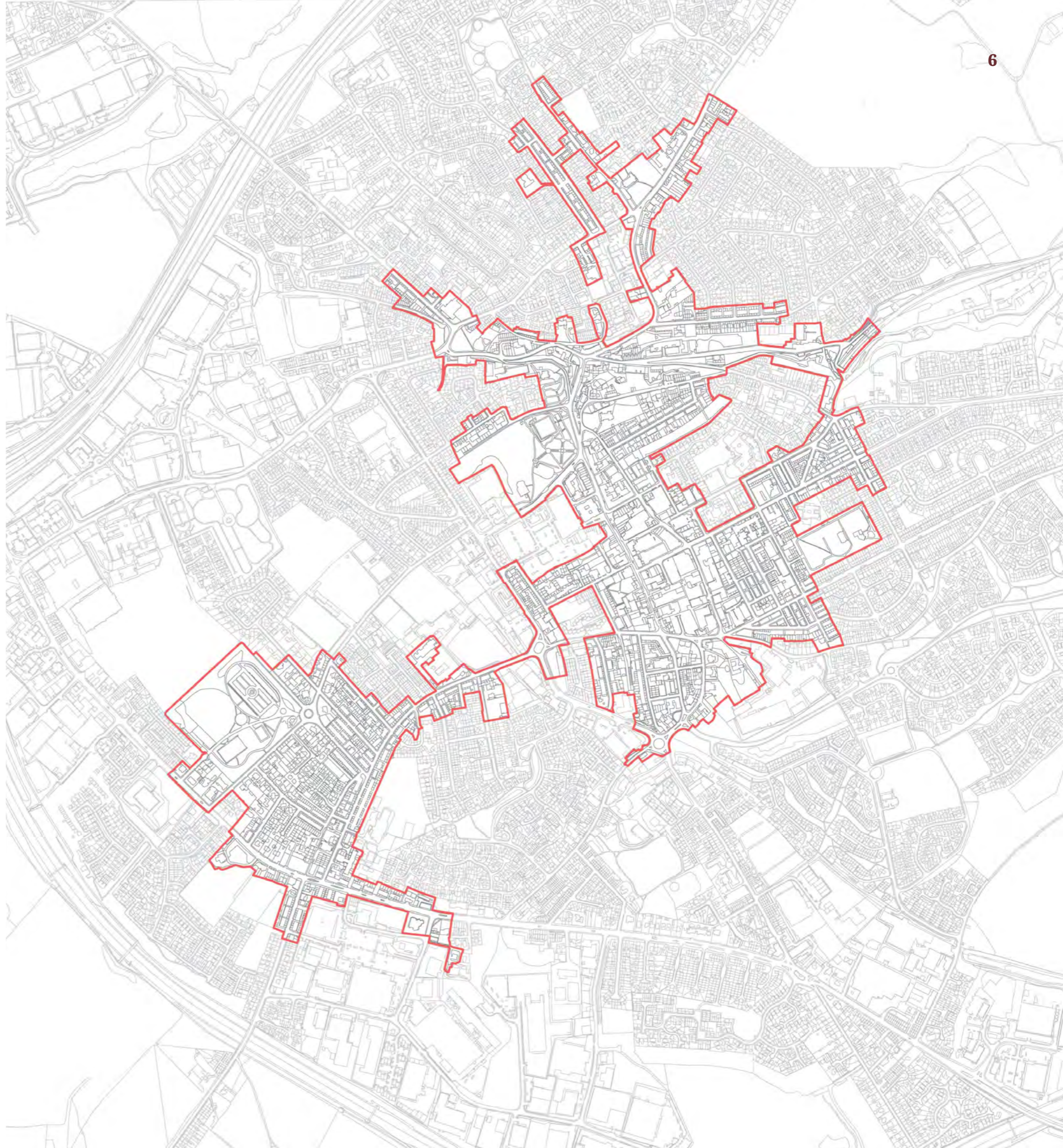
E - extension to include historic back-to-back, through terrace and villa development on Bruntcliffe Road.

Extent of the conservation area – adopted 2025
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**Morley Conservation Area
Boundary - Adopted 2025**

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3. LOCATION & CONTEXT

The M62 and M621 form strong boundaries to the expanded town. 20th and 21st century residential, industrial and business estate uses surround the historic core, with pockets of agricultural land surviving.

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LEEDS CITY COUNCIL Scale : NTS

Morley is located 8 km (5 miles) to the south west of Leeds on the A643. It has excellent communication links and is bounded to the south and west by the M62, and to the north and west by the M621. It has a railway station on the line running between Leeds and Manchester.

Morley is a lively town with a mix of commercial, industrial and residential uses. It is an important local shopping and social centre for the surrounding area. The town continues to be shaped by the legacy of the industrial revolution and its remarkable 19th century impact transforming an agricultural village into an industrial town.

Morley retains a strong sense of independence and pride, having been a municipal borough in its own right from 1886 until it became part of the Leeds City Council area in 1974.



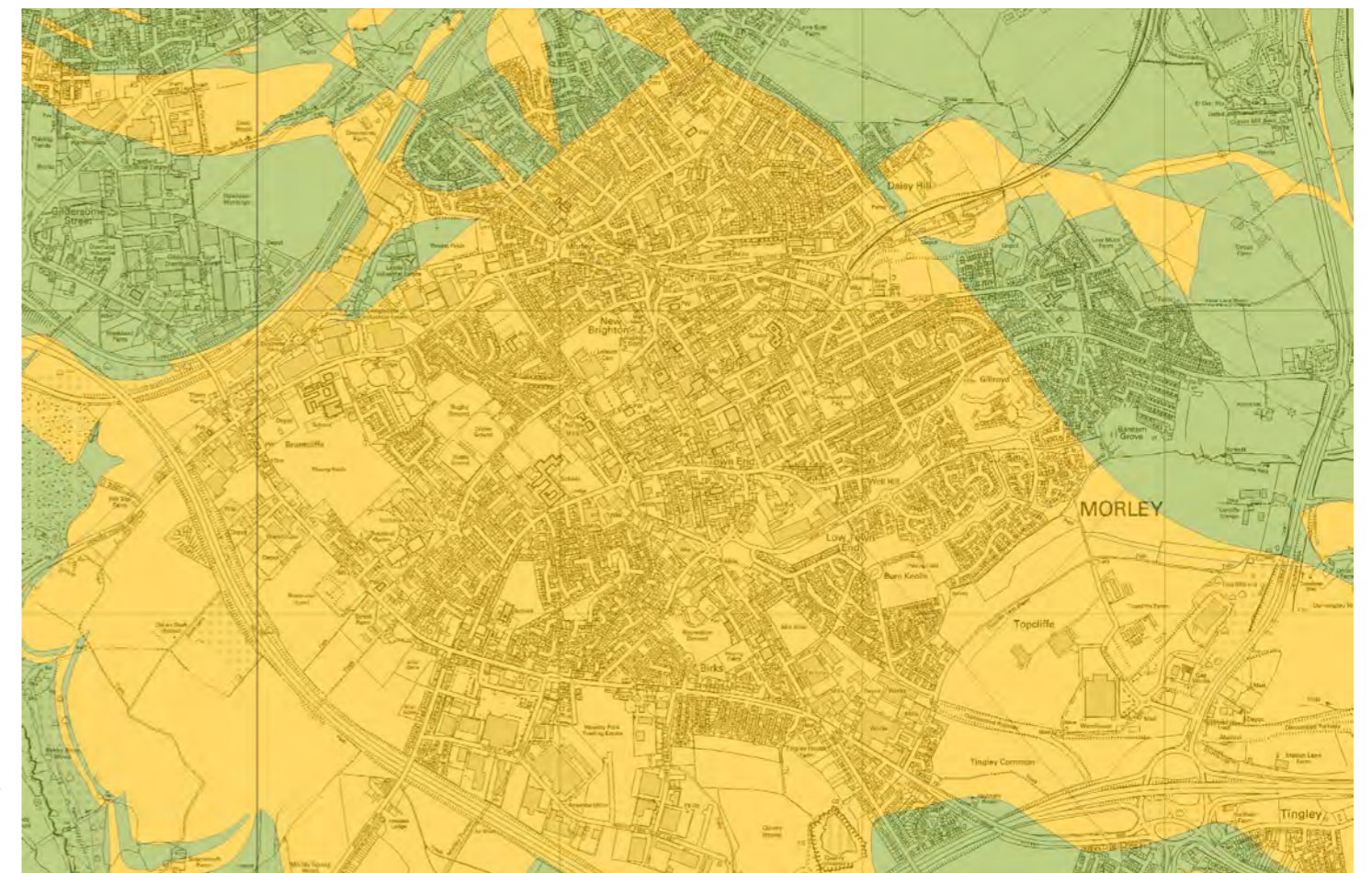
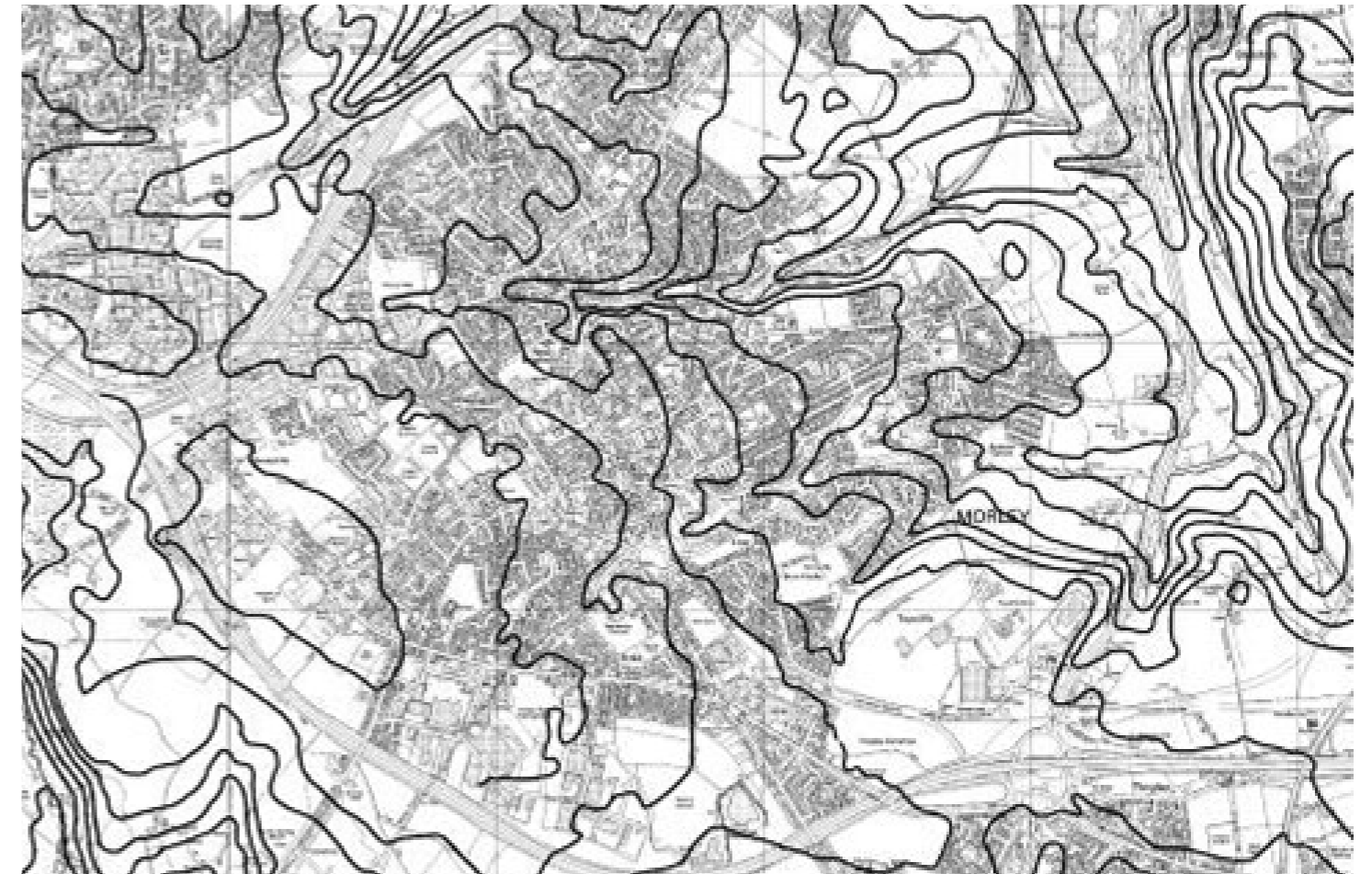
Geology, topography and landscape setting

Morley is located on a geology of sandstone surrounded by Lower and Middle Coal Measures. Extraction of sandstone and coal has been important to the area with numerous sites of quarries and mines in the town and its vicinity. A quarry remains in operation to the south of the town.

The topography of Morley is dominated by two east-west valleys that cross north and south of the town centre. The northern valley, Valley Stream, is steeply-sided and defines Morley Bottoms and the industrial valley that holds the railway station and numerous mill sites. Sheer bedrock outcrops are a dramatic feature of the valley sides. The southern valley, Owler's Beck, is less steeply sided and more open in character.

The immediate setting of the conservation area is predominantly of late 20th and 21st century development with residential estates and industrial estates, business and retail parks generally set close to the motorway links to the south and north west.

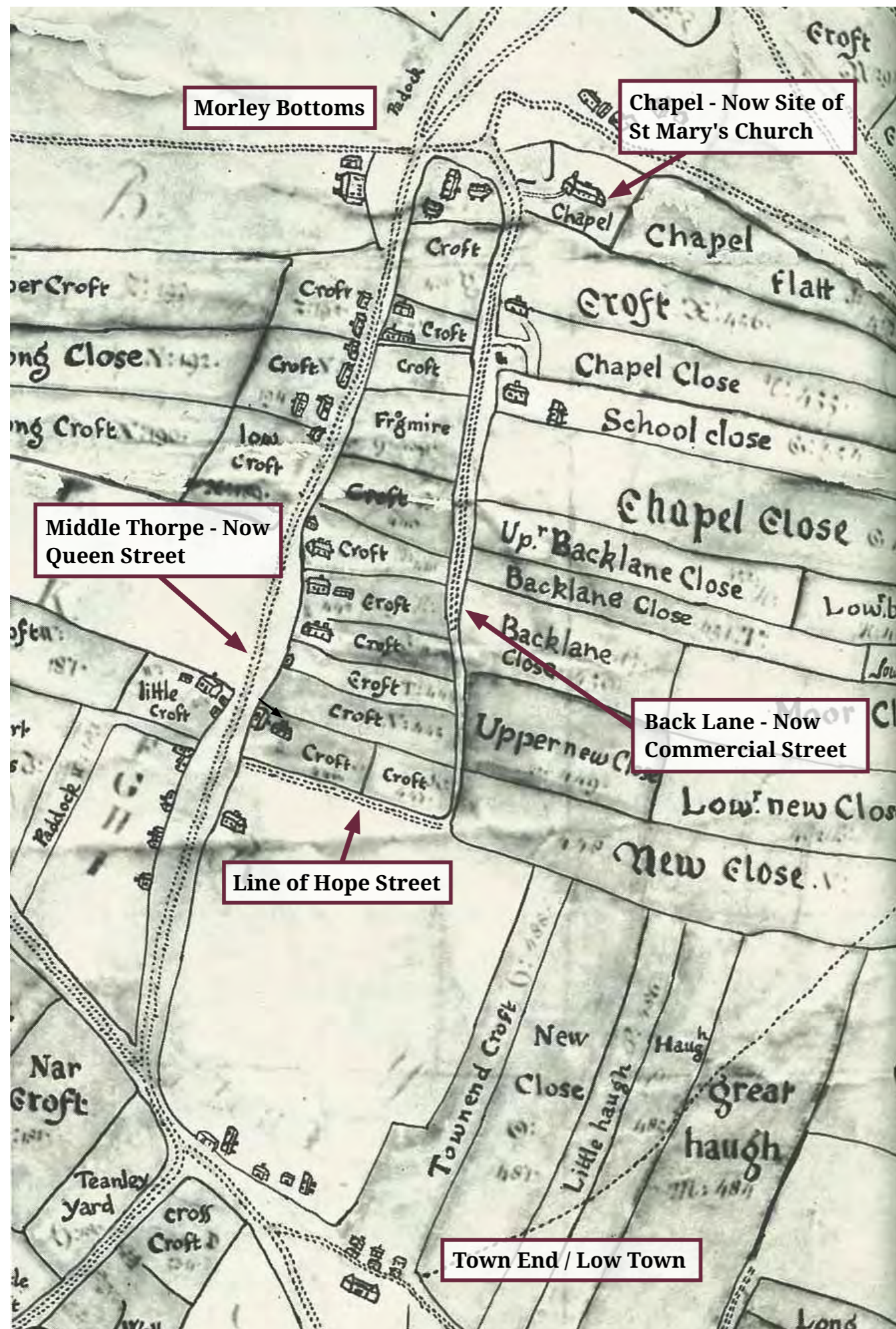
Areas of agricultural land survive on the outskirts of the town. The M62 and M621 form strong boundaries within the landscape and are important in defining Morley as a separate place from the surrounding settlements of Gildersome to the north west, Churwell to the north east and Tingley to the south.



Top: Two east west river valleys are prominent in the townscape. The northern valley is steeply sided, the southern valley less so.

Bottom: Morley is located on a geology of sandstone (Shown in Yellow - Thornhill Rock and Emley Rock) surrounded by the Pennine Middle Coal Measures Formation (Shown in Green - mudstone, siltstone and sandstone).

4. HISTORY & DEVELOPMENT



Extract from an estate survey of Morley c1706.

Early Activity

Little evidence has been recovered of prehistoric activity in Morley. A Bronze Age stone implement known as an axe-hammer was discovered to the south of the M62 off Rein Road, and a spearhead was found near Chalner Close, suggesting some level of activity at this time. There are also records of a spearhead found north of Britannia Road, now held by Leeds Museum, and a Late Bronze Age hoard discovered in 1848, which was uncovered during the construction of a railway tunnel.

The course of a probable Roman Road is roughly followed by today's A650. The road forms an extension of the Roman route between Bradford, Keighley and Elslack (catalogued by Margary as Roman Road 721). The route is thought to continue south east to Wakefield.

Medieval Morley

During the early medieval period Morley appears to have been of some regional significance giving its name to a wider administrative area known as a wapontake. 'Morelei', as it is recorded in Domesday Book of 1086, includes the place-name element 'ley' which indicates its origins as an area of cleared land in a woodland setting.

The Domesday entry suggests a settlement the size of a small village and describes its condition as 'waste'. This suggests that the area was still recovering from the 'scorched earth' policy of the 'Harrying of the North' of 1069-70 when the Normans brutally subdued northern resistance to the conquest. The entry for the manor also records a church, but this is believed to be a reference to St Mary's at Woodkirk rather than St Mary's, Morley. Evidence, however, suggests that there was a place of worship in Morley from the 12th century as Norman masonry was recovered during the demolition of the Old Chapel on the site of the present St Mary's, Morley.

The early medieval importance of Morley in the surrounding area seems to have waned as this place of worship was a chapelry of Batley parish and not a parish church in its own right.



Above: 10 Wesley Street, grade II listed 18th century weavers cottage.

An estate plan of the early 18th century provides evidence of medieval Morley. The framework of the settlement took the form of an extended village focused around three distinct areas - Morley Bottoms to the north, Town End and Low Town to the south with Middle Thorpe (now Queen Street, renamed as late as 1867) running between the two.

Morley Bottoms and Town End / Low Town (now the line of Fountain Street and Middleton Road) seem to have developed around common land and may have originated as encroachment and illegal squatters cottages.

Middle Thorpe has the character of a planned settlement with regular croft plots holding farmsteads fronting the road. Those to the east are served by a Back Lane (now Commercial Street).

Surrounding the crofts are the remains of a medieval strip field system with distinctive long, thin, sinuous plots. This medieval framework continues to influence the town's settlement form today. The boundary divisions along Queen Street relate to the medieval crofts; Queen Street, Commercial Street and Ackroyd Street are medieval in origin and the line and grain of some of the medieval strip fields have been fossilised within patterns of later development such as at Zoar Street and the adjacent allotment gardens. Morley's origins as a medieval agricultural settlement still shape the town today.



Above: Pub sign showing a clothier taking cloth for sale at Leeds market.

Development of the Textile Town - 16th—18th century Morley

From the 16th century the production of handloom woven cloth formed a staple of the area's economy and by the 18th century Morley was already an important centre of the woollen industry. For the majority of the 18th century the wool trade continued to be organised on a domestic scale with spinning and weaving carried out in the home. Middlemen, known as clothiers, controlled the system, providing raw materials to the spinners and weavers and selling the finished product at local markets such as Leeds.

A number of surviving buildings provide evidence of this domestic industry including the Grade II listed 10 Wesley Street, a late 18th century 3-storey weavers cottage combining accommodation with an integral upper floor workshop lit by large windows. Other similar properties survive at Hunger Hill.

By the end of the 18th century the impact of the industrial revolution was beginning to change Morley. Initially mills were developed to service the domestic producers by carrying out specific parts of the production process, typically scribbling - separating the raw wool fibre in preparation for spinning, and fulling - a process where cloth was trodden or hammered in water

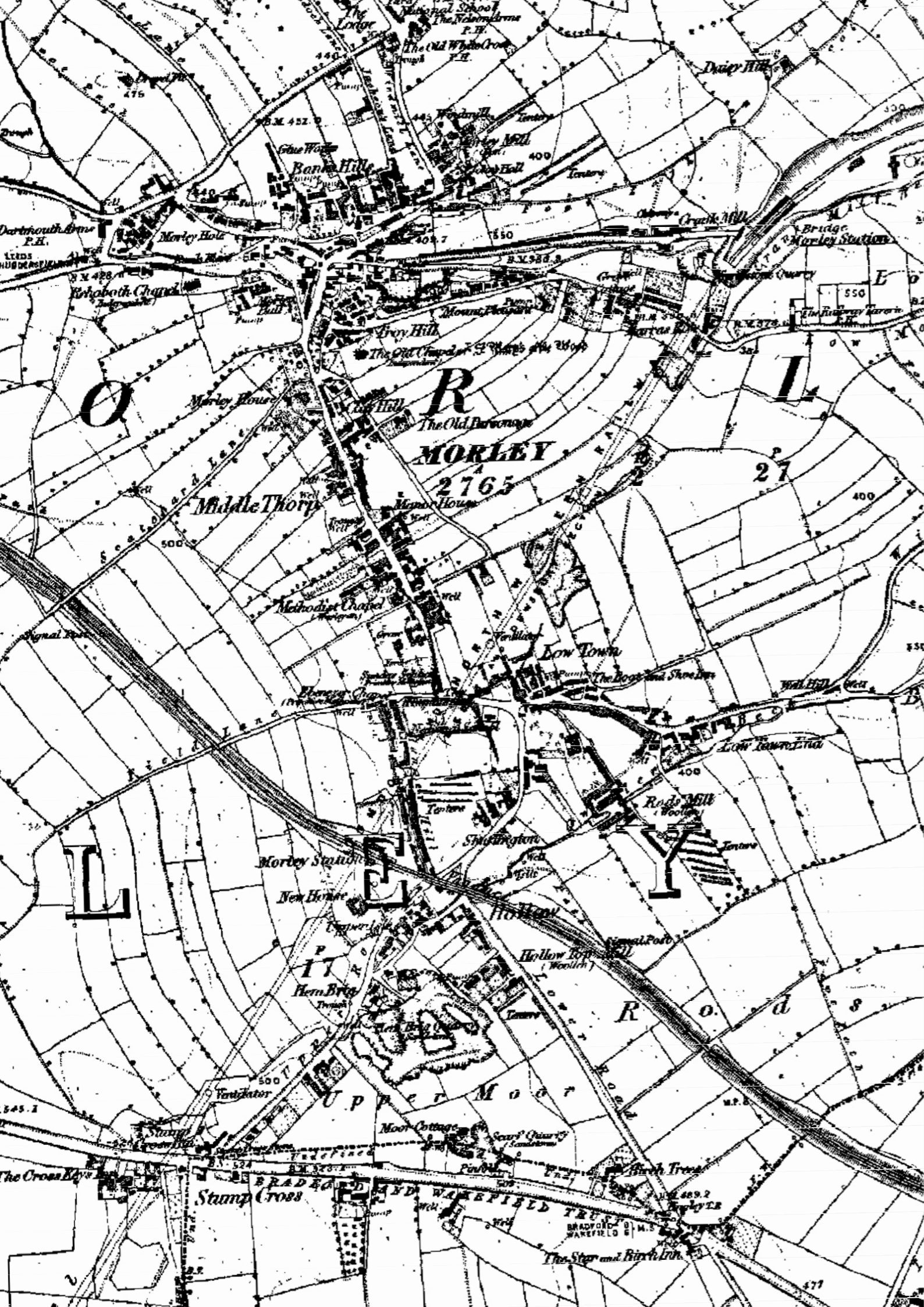
mixed with fuller's earth to shrink and felt it. There was a windmill powered scribbling mill near the top of Chapel Hill and a horse-powered mill in Town End. Dye houses, also known as lead houses, formed another centralised facility for the domestic cloth industry. The site of one of the most important dye houses known as 'The Leadus' was in Brunswick Street on the site of Victoria Mills. These early mills were often located close to a good water supply in the valleys of Morley's two becks, Valley Stream to the north and Owl's Beck to the south.

The development of Crank Mill in 1790 can be seen as the start of the settlement's transformation into an industrialised textile town. Built on the Valley Stream on the edge of Low Common to the east of Morley Bottoms, Crank Mill was the town's first steam-powered textile mill and is thought to be one of the earliest purpose-built steam-powered woollen mills in the county. It was developed by Lord Dartmouth for a group of local clothiers, and initially functioned as a scribbling mill.

The centralisation and mechanisation of the early mills was a success and led to the wholesale industrialisation of textile production and the advent of the factory system. Rods Mill, developed in 1799 on Owl's Beck at Low Town End, was the first mill in Morley designed to carry out the process of cloth production from start to finish.

Below: Crank Mill, 1790. An early steam-powered fulling and scribbling mill.





From village to industrial town - 19th century Morley

During the 19th century Morley was transformed from a large village into an industrial mill town. This remarkable metamorphosis changed the settlement beyond recognition and its legacy continues to define Morley's character today.

The industrialisation of the textile industry and coal mining led to the town's population exploding with the arrival of a rapidly expanding workforce. Between 1801 and 1851 the population doubled from 2,108 to 4,821. The mid 19th century arrival of the railways saw the pace of change accelerate further. In 1851 the town had 6 mills but by the end of the century there were about 40 mills in the township, with over half of these within the conservation area. The main period of mill building was after 1870, much later than in other nearby textile towns.

The accompanying population increase was unprecedented doubling between 1851 and 1871 (4,821-9,607), and again between 1871 and 1891 (9,607-18,725).

Morley formed part of the Dewsbury-Ossett-Morley triangle that specialised in the production of recovered wool goods. Rags were ground down, blended with new wool and rewoven producing

low grade woollen products known as shoddy or mungo generally used for thick coatings, blankets and cheap heavy cloth.

The 1852 1:10,000 Ordnance Survey map shows the first stages of the transformation of the town. The medieval pattern of Morley Bottoms, Middle Thorp and Low Town is still apparent, surrounded by the strip field system, but also depicted are the first of the industrial woollen mills - Hollow Top Mill, Rods Mill, Morley Mill and Crank Mill - with nearby fields full of tenter frames for the drying and bleaching of the cloth.

The mill complexes changed the face of the settlement. Their large scale was unprecedented and their tall chimneys transformed the skyline. Warehouses were built to store the raw materials and finished goods, with rag warehouses becoming a particular feature due to the shoddy specialism of the town.

The map shows the impact of some of the other industries that shaped the town and contributed to its varied economy - the quarrying, mining, agriculture and other miscellaneous activities including brick works and a glue factory. It also depicts Morley's two railway lines that

played such a critical role in the local economy, revolutionising the town's communication network and opening up new markets and supply links. Morley Low Station, the site of the current station to the east of Morley Bottoms, was opened in 1848 by the London North Western Railway (LNWR) linking Leeds with Manchester. Its course through the town is mostly subterranean in a tunnel featuring a number of distinctive ventilator shafts constructed between 1845-48.

The clay extracted during tunnelling was used to make bricks that built the back-to-back expansion of the town. Morley Top Station, to the south, was opened a decade later in 1858 by the Great Northern Railway on the line linking Bradford, Wakefield and Leeds. Its overland route cut through fields surrounding the town and crossed Lower Road (now Bridge Street) and Hunger Hill by means of a viaduct which was later dismantled during the 1970s following the closure of the line.

Quarrying and mining were both important industries in the town but have left relatively little physical evidence with the extensive land reclamation works that have taken place following their decline. The coal reserves available in the area fuelled the industrial revolution giving the area an advantage over the woollen industries in the south of England. Early extraction took the form of relatively shallow open cast and bell pit mining but later deeper shafts were sunk as the demand for coal

grew and technical innovations allowed. Victoria Colliery, Bruntcliffe was among the earliest shafts sunk c1848. Morley Main Colliery, located near the Miners Arms, Albert Road was operational from 1855.

In 1876 2,000 people were employed in the local mines and the area was one of the country's leading coal producers. However, gradually the seams were worked out and became less economically viable and the mines closed. Bruntcliffe Victoria, the last pit in Morley, closed in 1938. East Ardsley, the last pit in the wider Borough, closed in 1968.

Extensive quarrying activity for sandstone and ironstone occurred in Morley during this period. Prominent quarries included Hembrigg Quarry between Bridge Street and High Street, remembered in the street name Quarry Lane, and Robin Hood Quarry set to the west of Queen Street, now the site of Morrison's car park, Leisure Centre and Queen Elizabeth Playing Fields. Britannia Quarry continues to operate to the south of the conservation area.

Agriculture remained an important element of the local economy forming part of the 'Rhubarb Triangle'. This area between Leeds, Bradford and Wakefield held a concentration of forced rhubarb growers. The technique was pioneered in Yorkshire from 1877 and used mill waste from the production of shoddy as a fertiliser providing an important source of nitrogen to promote good yields.



Aerial photograph taken in 1922 looking north west. It shows the industrial town before the large scale 'slum' clearances and loss of many of the mills and their chimneys (© Leeds Libraries - by kind permission of Leeds Libraries, www.leodis.net.)

Residential expansion, civic pride and Borough status

The growth of the industrial town included massive expansion of residential provision. As well as industrial buildings, the mill complexes often incorporated prestigious houses for their owners and managers. Initially these were set close to the mills, but later middle-class areas of the town were developed such as Dartmouth Park, laid out by the Dartmouth Estate from the 1880s.

For the vast workforce extensive areas of back-to-back and through terraces were built close to the mills, dramatically expanding the town in all directions. Intermixed with this new development were the necessary civic, religious and commercial services for the growing population. New schools, churches, chapels, shops, pubs, hotels, banks and public baths were all required. Improved sanitation and provision of water, gas and later electricity were also part of urbanisation.

In 1829 St Peter's church was built on land donated by the Earl of Dartmouth. Up to this point Morley had lacked a Church of England place of worship, as St Mary's had remained non conformist after the Restoration. A greatly enlarged

church at St Mary's was built in 1878 to accommodate its swelling congregation. A particularly defining feature of 19th century industrial Morley is the impressive group of non conformist chapels seen throughout the town.

In 1886 Morley achieved Borough status. The Town Hall, an assertive symbol of the town's independence, was built between 1892 and 1895 and embodies the pride, strong sense of identity and ambition that defined the town during this period.

The commercial development of the town saw the creation of purpose-built shops concentrated in Morley Bottoms and Queen Street. Morley Industrial Co-operative Society was founded in 1869. This enterprise developed to include a number of branch stores as well as facilities typical of the Victorian zeal for self improvement, such as a news and reading room and a circulating library.

Leisure facilities were also important. Morley Rugby Football team was established in 1878. The neighbouring cricket pitch and bowling greens were also developed in the late 19th century.



Morley Town Hall.

20th century to the present

Morley continued its boom years during the first half of the 20th century. The World Wars brought large orders to the mills for uniforms and blanket cloth. But following the end of the 2nd World War foreign competition and outdated machinery ultimately led to the decline and closure of the town's mills.

The development of new council estates on fields or reclaimed sites began in 1920 with the creation of the Ingle Estate. During the 1960s and 1970s, areas of the 19th century industrial town were demolished as part of a programme of 'slum' clearances. Displaced communities were re-housed in the new estates.

During the second half of the century the town expanded rapidly with the development of private residential estates and business and industrial units. Within the town, former mill structures began to fall into disuse. Some were demolished, while others have been converted for alternative uses.

In 1974 the Borough of Morley became part of the City of Leeds.

The Towns Fund

The Towns Fund is part of the UK Government's Levelling Up initiative, aiming to deliver improvements to towns across the country. In September 2019, 101 places were invited to develop proposals to drive long-term economic growth to secure funding for a Town Deal.

In response, Morley Town Investment Plan was produced in 2021, by Morley Town Deal Board with support from Leeds City Council, and in partnership with the community. It sets out seven key aims to achieve a vision of the town by 2030. This plan has successfully secured £24.3m of central government funding from the Towns Fund.

This money will fund several projects within Morley, including: works to greenspace and street greening; improved connections to the railway station; exploring the possibility of developing a new adult learning campus in the town; improved walking and cycling infrastructure; refurbishment of the Grade I listed Town Hall; an innovation hub; and the Heritage Investment Programme.

Right: Passage to Beryl Burton Gardens, Queen Street.



Historic Associations

Civil War

Morley has associations with a number of prominent figures of the Civil War. It was an important centre of republicanism and non-conformity. Samuel Wales, minister at St Mary's, was a noted Puritan and prominent Parliamentarian officer. Captain Thomas Oates, of the Manor House and Corporal Crowther who had a residence on Banks Hill were both implicated in the Farnley Wood Plot, an aborted planned uprising.

Titus Salt

Morley is the birthplace of the great industrialist, philanthropist and founder of Saltaire, Titus Salt (1803-76). The site of the Manor House, Titus Salt's birth place, is now occupied by the later 91 Queen Street.

Herbert Henry Asquith

Herbert Henry Asquith, Liberal Prime Minister from 1908-1916, was also born in the town, at Croft House, 4 & 6 Church Street.

Beryl Burton

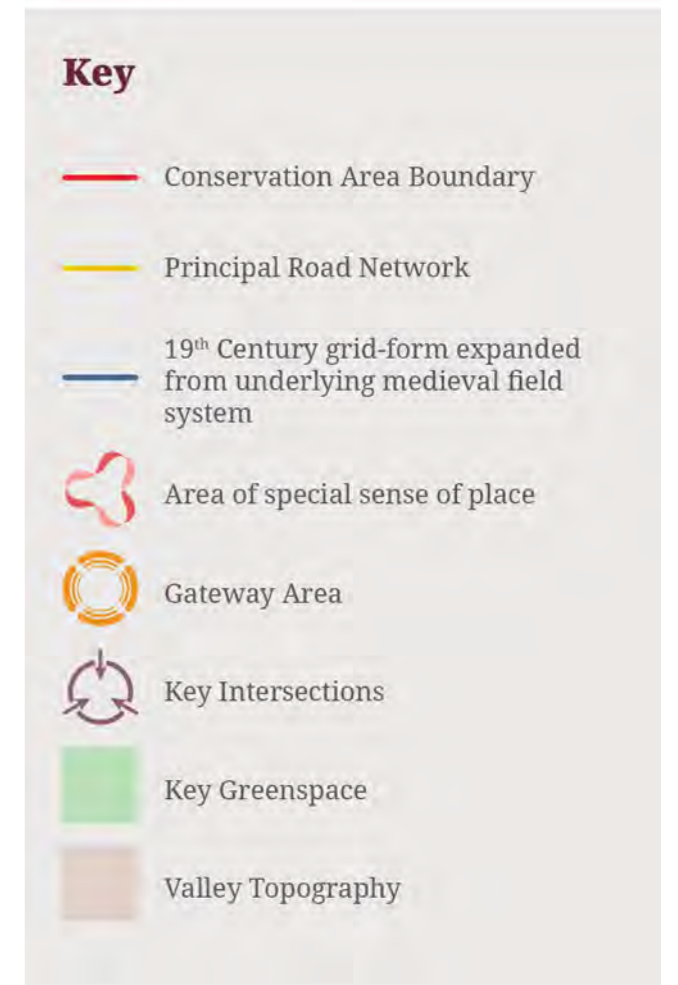
A more recent Morleian of note was Beryl Burton (1937-1996), remembered in the colourful mural at Burton Gardens. Burton won the World Championship for Women's Pursuit Racing at Leipzig in 1960 and dominated the sport in England and abroad throughout the 1960s and early 70s.



Top Left: Titus Salt Plaque, Queen Street Precinct
 Top Right: Bust of Herbert Henry Asquith, Morley Town Hall
 Right Below: Mural at Beryl Burton Gardens.

5. CHARACTER ANALYSIS

Spatial Analysis



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Settlement Form

Morley's settlement form is largely the result of its medieval village origins and 19th century transformation to an industrial mill town and proud Borough. Important elements of topography and settlement form include the following.

- **Two east-west running valleys define the northern and southern extents of the historic town core.**

The water courses are now largely culverted from view but the valleys continue to act as topographical boundaries. The northern valley, the course of the Valley Stream, is the more dramatic of the two contributing to the distinctive topography of Morley Bottoms. The southern valley, the line of Owl's Beck, has a gentler, more open character.

- **The framework of the medieval village continues to shape today's town.**

The medieval layout of Morley Bottoms, Middle Thorpe (now Queen Street) and Town End continues to provide the basic framework of the town centre, the civic and commercial core of Morley. The regular plot widths along Queen Street reflect the medieval croft plots, although some have been amalgamated to create larger shop units. The medieval back lane serving the eastern plots has been retained as Commercial Street and the long, thin, sinuous strips of the surrounding field system has informed the grain and layout of the 19th century grid-form development. In places strips have been fossilised by development, such as at Zoar Street and adjacent allotments.

- **The heart of the town.**

This is defined by the Town Hall and the group of high quality late 19th century banks that form its setting. The town doesn't have a formal public open space, such as a market place or town square.

- **Morley Bottoms forms an important gateway to the town centre and is the area of town with the most dramatic topography.**

The steeply sided escarpments of the northern valley define this low-lying bowl-like hollow focused around the junction of Queen Street, Brunswick Street and Chapel Hill. The escarpments include sheer bedrock faces and steeply sloping wooded valley sides such as Troy Hill.

The tightly-packed built form of the area adds to the strong feeling of enclosure and containment. Terraces and adjoining rows, often of three storeys, are set hard to the pavement edge tightly flanking the busy road. On the approaching roads properties step down the steep gradients, their staggered roof and eaves lines emphasising the slope. Buildings at higher levels on the valley sides tower over the area creating a vertical townscape of sequential layers of development.

The gradient is used to advantage by some surviving examples of 'double-decker' houses. These buildings comprise two dwellings one above the other. Access is provided to the lower property at the down-slope side of the building and to the upper property from the up-slope side.

Steep flights of stepped footpaths are another response to the terrain, for example the two paths running from Troy Hill to Queen Street and Station Road. Often of high quality stone treads with iron handrails, these footpaths provide an important part of the pedestrian connection of this area linking the high ground to the valley floor.

- **The regular grid-form layout of the 19th century urban expansion surrounding the town centre, creates a townscape with a high degree of order.**

Within this strict framework the ranks of back- to-backs and through terraces add to the planned character. Their continuous, strong build lines flanking the streets, regular fine grain of uniform plot widths, two storey heights, patterns of standard elevation rhythms and architectural form all add to the ordered nature of the townscape. Often set hard on the pavement edge or behind small front gardens or yards this built form creates a distinctly urban streetscape dominated by hard landscaping.

This regimented uniformity is softened by the intermixing of the finely grained residential development with the contrasting large grain and mass of the industrial and institutional buildings including the former mills, warehouses, schools and chapels.

- **Townscape articulation.**

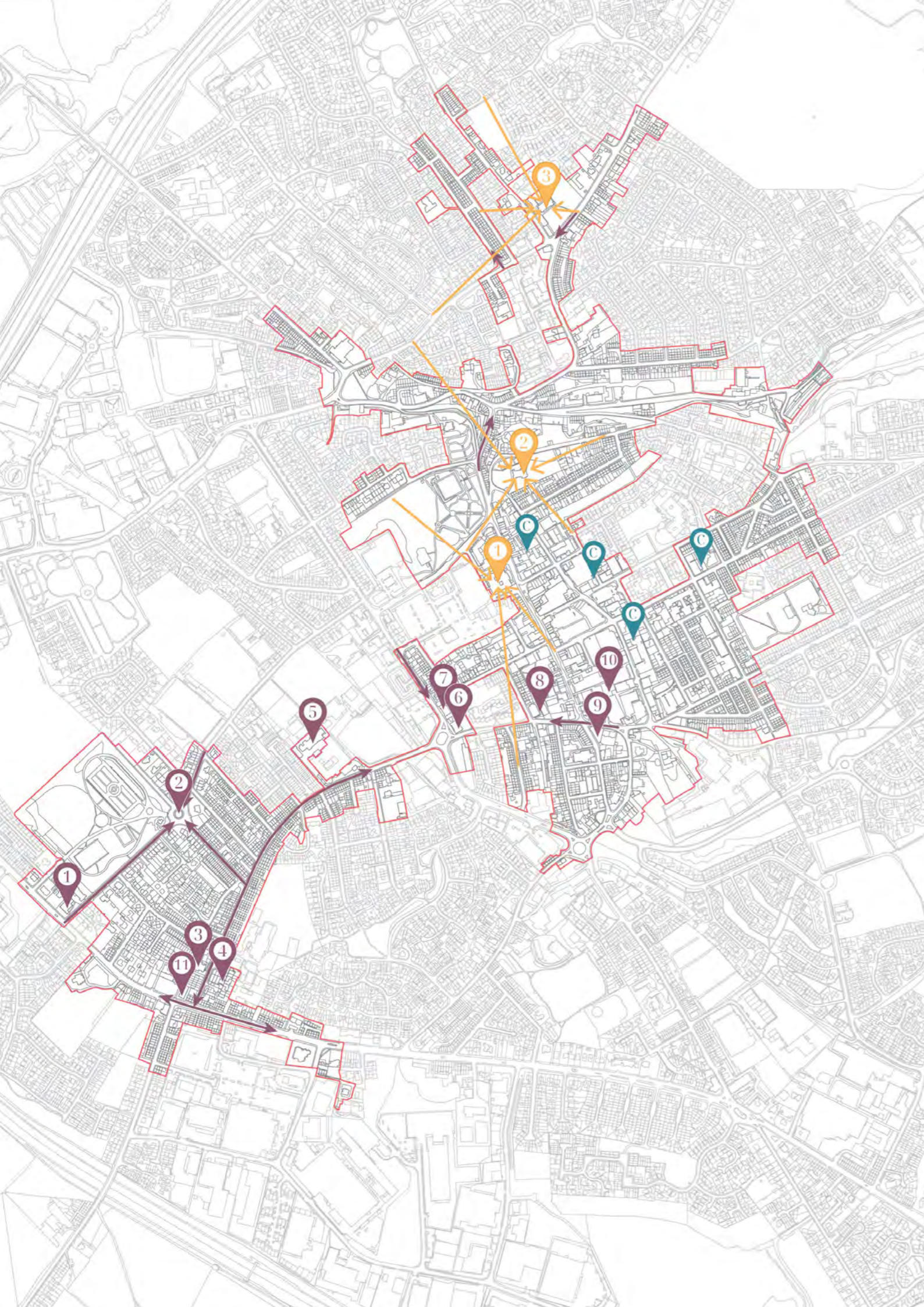
Throughout the town nodal points or distinctive places are often formed at road junctions. Corner plots often hold local landmark buildings, such as corner shops or pubs. Common architectural treatments of these plots include façades that wrap around the angle addressing both street fronts and angled corner doorways. Such streetscape events have a strong place-making impact strengthening an area's sense of identity and improving legibility within streets of very similar development.

- **Large open green spaces form an important part of the town's spatial character.**

A number of parks and gardens, churchyards and cemeteries, sports fields, undeveloped and reclaimed sites are significant to Morley's character, both within the conservation area and within its context.

Right: View up Queen Street towards the Town Hall, showing the change in topography across the town.





Principal Landmarks

1. Morley Town Hall
2. St Mary's In The Wood United Reformed Church
3. St Peter's Morley

Key Views and Landmarks

Local Landmarks

1. Saint Andrew's Church Bruntcliffe
2. Grand Tree roundabout at Darkmouth Park
3. Fountain Hall
4. Cross Hall Court
5. Former Grammar School
6. Morley Working Men's Club & Institute
7. St Francis of Assisi Church
8. Former Ebenezer Methodist Church and Primitive Methodist School
9. New Pavilion
10. Morley Tunnel Vent
11. Bruntcliffe Chapel

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Key

- Conservation Area Boundary
- Listed Building
- Positive Building (NDHA)
- North Character Area
- Central Character Area
- East Character Area

Key Views and Landmarks

The domed clock tower of the Town Hall and clock tower and spire of St Mary's Church form the dominant skyline features of the town and are Morley's principal landmarks. They are visible for miles around and the Town Hall, in particular, has become the iconic symbol of the town. They feature in many important views throughout the conservation area.

The remaining mill chimneys form important landmarks and are a particularly distinctive element of the skyline and the focus of many of the town's key views.

Views in many areas of Morley are held within the immediate streetscape due to the density and urban character of development. However, the dramatic topography of the Morley Bottoms area allows longer distance views across the valley, down into, and up out of its distinctive bowl-like topography. The wooded valley slopes of Troy Hill and the church spire are particular features of views to the town centre.

Many typical contained urban views terminate on good end-stop buildings (buildings designed to form the focal point of streetscape views). The New Pavilion Theatre, for example, forms an impressive end-stop to the southern end of Queen Street.



Right: Good examples of corner plot articulation across building types, ages, and street topography.

Architectural Characteristics

Morley's built environment is dominated by 19th century buildings that reflect the industrial activity, commercial prosperity and civic pride of that period. Earlier buildings survive that provide glimpses of the pre-industrial settlement including 17th century gentry houses and 18th century weavers cottages.

Generally good levels of historic survival produce a coherent townscape with a high degree of completeness and integrity. However, there have been significant losses including Morley House, the Manor House on Queen Street, a number of mills and their chimneys and large areas of 'slum' back-to-back and through terrace clearance.

There are over 40 nationally important listed building entries within the conservation area. Many of these entries refer to more than one property and may also include curtilage structures and boundary treatments in the designation.

The Town Hall is of Grade I status denoting its 'exceptional interest', the remainder are Grade II structures of 'special architectural or historic interest'. The listings include mill buildings, civic structures, large houses, schools, a number of 17th and 18th century

properties, a group of late 19th century commercial and bank properties, religious buildings and a significant group of 17th and 18th grave memorials in St Mary's churchyard.

In addition there are many historic properties within the conservation area that are not listed, but make a positive contribution to the character of the settlement. These buildings are mapped in chapter [6. CHARACTER AREAS](#).

Morley's historic built environment includes a wide range of building types and forms. The impressive civic, religious and commercial buildings that dominate the town centre are often of a large scale, of high quality materials and with high levels of generally classically inspired architectural detail. In the surrounding areas of 19th century expansion the built environment is dominated by the regular rhythms and uniformity of the two storey back-to-back and through terraces, intermixed with the large massed mill complexes, places of worship and schools.

Groups of buildings work together to create particular townscape places and focal points. For example, the group of impressive buildings on Commercial

Civic Buildings

Street forms a place of very high quality and includes the Public Library and a number of large and elaborate chapels.

Architecture is skilfully used to strengthen and articulate the townscape, such as in the treatment of corner plots and the design of 'end-stop' buildings. The former Morley Co-Operative store at the junction of Queen Street and Albion Street is a particularly good example of this with its three storey scale, corner turret and wrap-around façade playing an important part in the character of the area.

Many of the buildings in Morley fall into distinctive architectural groups, some of which are set out here:

The magnificent Town Hall, designed by GA Fox and built between 1892-5 is the town's principal building. Deliberately reminiscent of Leeds Town Hall, it was a symbol of the confidence and ambition of Morley Borough Council and an expression of the town's pride and independence. It remains the main landmark of the town with its central Baroque domed clock tower visible for miles around. The library, Commercial Street dates to 1905-6 and is another impressive civic building.



Religious Buildings

The large number, quality and denominational range of the places of worship within the conservation area is a distinctive feature of the town. The churches, chapels and their associated halls are often landmark and local landmark buildings.

St Mary's Church Troy Road (1878), now unused due to fire damage, St Peter's Victoria Road (1830), St Andrew's Bruntcliffe Road (late 19th century) and St Paul's King Street (1875-77) are all stone built buildings of Gothic Revival style.

Other non-conformist chapels are often of an Italianate classical style with principle elevations formed by pedimented gable ends featuring central porches and doorways. This classical style can be highly ornate or restrained and relatively simple. These contrasting forms are well illustrated in the neighbouring listed buildings on Fountain Street of the Ebenezer Methodist Church (1886), with its striking portico with giant Corinthian engaged columns and the relative simplicity of the Primitive Methodist School (1878).

The Grade II listed 17th century Scatcherd Mausoleum in St Mary's churchyard is the oldest surviving religious building in the conservation area. The churchyard also contains the finest collection of 17th century carved grave-slabs and table-tombs in the county and an important group of listed 18th century memorials.

Commercial Buildings

Impressive, high quality shop and bank buildings are a defining characteristic of the town. Morley retains many good surviving traditional shopfronts that positively contribute to its special character. Individual shops and set-piece parades reflect its late 19th century prosperity and are focused in the town centre, along Queen Street and in Morley Bottoms. Victorian maisonette-shops are a common type with living accommodation provided above ground floor shops. Corner shops and smaller parades are features of the surrounding residential areas.

A group of classically detailed, stone built, listed banks form the setting of the Town Hall and help define the heart of Morley. Their high quality materials and design adds to the prestigious character of this area.

Cheapside, Morley Bottoms, is a particularly grand example of a late 19th century shopping parade. Its three storey façade features tall shopfronts to the ground floor and elaborately detailed windows to the accommodation above. Corinthian capitals and pilasters define the individual properties and the surviving historic shopfront of

Right: 127 Queen Street features an elaborate refrontage of 1895 with impressive upper floor display windows.





6-8 Cheapside shows the original arrangement of a central recessed doorway flanked by high glazed display windows with timber mullions, stallriser and high transom lights. Historic signage of glass panels with gold script on a black background records former trading names further along the row.

Queen Street has a good group of late 19th and early 20th century commercial properties. Ground floors have been the subject of a greater degree of change than upper floors; however, many traditional shopfronts survive. A particularly fine example of an early 20th century shopfront and interior is extant at 99 Queen Street. Here, the remains of a butcher's shop includes an ornate plaster ceiling and cornice featuring rams heads, marble wall panelling and a good metal shopfront with leaded transom lights.

Surviving upper floor display windows are a distinctive feature, such as at 127 Queen Street where an earlier property was refronted in 1895 and features an elaborate façade with classical detailing and first floor display windows with stained glass transom lights.

A number of single storey stone-built shops are of interest on the main street and may represent earlier 19th century survivals.

Early 20th century commercial architecture is a distinctive feature of the street, for example Town Hall Buildings (1933), a parade of shops in white ceramic brick with art-deco style detailing.

Left Top: Example of shopping parade on Queen Street

Left Middle: Town Hall Buildings, Queen Street, dating from 1933

Left Bottom: Society House, Queen Street, built by Morley Industrial Co-operative Society in 1957



Industrial Complexes

Surviving industrial architecture forms a vital element of the character of Morley. Mill and warehouse structures of brick and stone construction are characterised by their large three storey scale and mass, and the large and numerous windows required to light the extensive work floors. Large cart-entry doors and upper floor taking-in doors are typical features. Surviving chimney stacks form distinctive landmarks.

Workers Housing

A defining feature of any industrial town is the mass housing for the workforce. Morley has good survival levels of densely developed back-to-backs and through terraces, seen throughout the conservation area. Stone and red brick are the typical building materials with blue slate roofs. The terraces are generally of two storeys, although attic conversions lit by dormer windows have become common. The uniformity within the terraces; their strong build line, regular plot width, shared eaves and ridge lines and standard architectural detailing, produce a consistency and homogeneity that characterises these residential areas.

The majority of the outside privy blocks originally serving these houses have been demolished. However, a number survive, now converted to sheds and outbuildings.

Below: Morley Hall one of earliest surviving buildings begun in 1683



Below: 114 Victoria Road



Below: Simply detailed 'double-decker' houses Chapel Hill, c1800, grade II listed



Grand Houses

Large and impressive houses of long established local gentry families and 19th century mill owners are a notable feature of the town.

Morley Hall, is one of the earliest surviving buildings dating to 1683. It originated as a three-room plan house with hall, cross-wing and gable-entry doorway. The building was extensively altered during the 19th century but 17th century elements survive.

Springfield House, Springfield Avenue and Croft House, Rods Mill Lane both have connections with the proprietors of Rods Mill. The early - mid 19th century properties share the same classical architectural style being large stone built houses with pedimented 5-bay symmetrical façades, featuring central doorways with Doric detailed porches and door surrounds.

Middle-Class Housing

Imposing late 19th century villas and elaborate terraces built for mill managers, shop proprietors and the town's growing professional middle-classes, form an important part of Morley's unique character. These properties were often planned as set-piece developments and form distinct neighbourhoods within the townscape, such as at Dartmouth Park, Victoria Road and Bright Street. The properties feature high levels of sometimes ornate classical and gothic-inspired architectural detail.

Plainly Detailed Pre- and Early Industrial Survivals

A group of more plainly detailed buildings make a significant contribution to the built environment of the town. This group comprises some early survivals from the pre-industrial and early-industrial settlement including a number of 17th, 18th and early 19th century buildings that have a restrained, plain architectural character, distinctly different from the elaborate ornamentation of the High Victorian and Edwardian properties.

Key characteristics of this group are the quality of the stonework, generally regular shaped, faced and coursed sandstone, the simple detailing featuring monolithic stone lintels, jambs and sills to windows and doors and the distinctive proportions of design. Roofs are originally of stone slate adding a

robustness and texture and an emphasis on the quality of materials. Buildings including Dawson House, the 'double-decker' houses at 1-9 Station Road and a number of surviving unlisted 18th century buildings on Hunger Hill are typical examples of this architectural group.

Other early survivals include the gentry houses of Yew Tree Cottage and Swindon House, 78 & 80 Bank Street and Cross Hall, Bruntcliffe Road that date to the mid and late 17th century respectively.

There are also a number of interesting agricultural survivals such as the listed farmhouse of 1766 at 37 High Street.

School Buildings

Morley has a good group of historic school buildings. An early building of this group is the former National School of 1832 in St Peter's churchyard, a single storey stone building with gothic revival detailing.

More common are the late 19th century stone and brick built schools that form local landmarks in the residential areas of the town. Many of these follow a 'T' shaped plan creating separate playgrounds for 'Girls' and 'Boys'. Impressive examples include Victoria Primary and Infants School, Asquith Avenue (1898) and Priestley Manor, Peel Street (1880) now converted to residential use.

The former Grammar School of 1907 is another notable school building.

Leisure Buildings

Morley has a good group of historic public houses and hotels, including the early 19th century The Royal, featuring rusticated voussoirs to round-headed windows, a first floor balcony and surviving railings. The Fountain Inn at the southern end of Queen Street is of a plainer architectural style and the Sportsman Inn at Hunger Hill is a converted row of 18th century weavers workshop houses.

The New Pavilion Theatre of 1911 is a significant building recalling the continued prosperity of the town in the early 20th century.



Right Top: The Royal
Right Bottom: The New Pavillion Theatre

Late 20th Century and 21st Century Buildings

Recent architecture within the conservation area has been of mixed success. Good additions match the quality of materials, scale, proportions and dominant build lines of their surroundings while being distinctly of their time and adding a vitality to the townscape. Less successful examples are of poorer quality materials and design, with little reference to their setting and are often of a more suburban 'anywhere' character.

Conversions of mill buildings and chapels have secured new uses for important historic buildings. The best schemes have retained the essential character of the original building and have injected something of their own period into the structure mixing the old and the new in exciting ways. Less successful schemes have compromised the character and form of original buildings with insensitive use of space and inappropriate materials and fittings.



Right: Examples of 20th century buildings that respond to the corner plots of Morley Town Centre

Materials

The predominant materials of Morley are local sandstone and red brick.

Local Morley sandstone is commonly used in coursed, regular, shaped and faced blocks. Thinner rough-faced pieces and rock-faced, shaped blocks are also present. Dressings, lintels, jambs and sills are generally of monolithic stone.

Red brick is commonly used for industrial buildings from the second half of the 19th century as it offered a more affordable building material for these large structures. Mill buildings, their chimneys and industrial warehouses of this date are often of red brick with stone dressings.

Stone is the dominant building material of the town's residential architecture with red brick generally restricted as a secondary material for side and rear elevations of stone-fronted properties. Exceptions to this include the brick-built early-mid 19th century grade II listed Park House, 51b Queen Street. From the late 19th century it became more common to build wholly in brick.

Historic roof coverings are of heavy stone slate and, from the late 19th century, lighter Welsh or blue slate.



Right Top Left: Stonework detail
Right Top Right: Bay detail of NatWest Building, Queen Street
Right Bottom: Example of use of red industrial brick

Local Details

There has been a considerable loss of traditional fenestration and architectural detail, including door and window fittings. However, much historic detail survives and contributes to the unique character of the settlement. Some of the late 19th century buildings that dominate the town feature elaborate stone carving and ornate architectural detailing. Earlier buildings tend to have a plainer character.

Doorways and windows are used as the opportunity for architectural enrichment with varying degrees of carving to stone lintels and jambs. These dressings are often painted black in the terraces further adding to the strong unity of the street elevations.

Buildings of the 18th century and early 19th century often feature flat-faced stone mullioned windows arranged in groups of three lights. Windows of later buildings, both residential and industrial, are typically vertically hung sashes. Bay windows and stained glass are common details of the villas and ornately detailed middle-class terraces.

Common historic doorway details include panelled and painted timber doors, with varying levels of carving to their stone surround. Fanlights and doorsteps are typical details.

Gutters are supported on stone brackets used decoratively as eaves cornices. This distinctive detail is seen on all types of residential architecture.

Roof forms vary, as does the character of the richly textured stone-slate roofs compared to the smooth, thin Welsh slate coverings. Some early buildings feature coped gables with kneeler stones. Chimneys are common and generally of stone and later brick, with tall red ceramic pots. Inappropriate flat-roofed dormer windows mar some of the terraces. Existing historic smaller gabled dormers suggest a more sensitive alternative.



Right Top Left: Painted stone surrounds on terraced housing
Right Top Right: Example of a detailed doorway
Bottom: Variation in roofline around the Dartmouth Park Area

Streetscape

Historic streetscape features contribute to Morley's special character.

- Boundary treatments are important in some residential areas - stone boundary walls with copings and stone gateposts with capstone details are a feature of the back-to-backs and through terraces that have front gardens or yards. The villas and middle-class terraces have particularly impressive boundary treatments sometimes incorporating hedges and iron railings with the boundary walls. Gates are of painted timber or decorative wrought iron. There is evidence that iron railings were traditionally more prevalent and were likely removed as part of the war effort.
- Surviving historic surfacing adds texture, richness of detail and quality of materials to the townscape. Surviving examples include York stone pavements, kerbs and gutter stones, stone sett lanes and yards and the York stone treads of the stepped footpaths in the Morley Bottoms area.
- A number of traditional painted cast iron street signs survive adding interest and authenticity to the conservation area.
- Some areas of public realm treatment currently underplay important places within the townscape, offering scope for enhancement. Disparate, uncoordinated and redundant street furniture, road signage and markings add clutter that disguises and detracts from the qualities and special character of the historic environment.



Right Top: High quality stone and hedge boundary
 Middle: Examples of stone gateposts with house signage, and streetscape lighting
 Right Bottom: Traditional street surface

Greenscape

Public parks, green spaces, trees and gardens form an essential element of Morley's special character.

- Morley's public parks are a key asset of the town. Scatcherd Park, Hopkins Gardens together with Queen Elizabeth Playing Fields and Scarth Gardens form an extensive area of park and gardens at the heart of the town. Lewisham Park to the east, and Dartmouth Park to the west are valued public parks in the residential areas of the town, and of particular amenity value in areas where typical residential properties have small garden plots or no garden plots at all.
- Dartmouth Park is the earliest park developed between 1888 and 1890. It retains much of the framework of its historic plan, featuring impressive gateways with a lodge at the eastern gate. The replacement bandstand is the focal point of a formally laid out area with benches and flower beds. Other park structures including a number of shelters have been lost. Tennis courts and a football pitch are popular amenities. The mature trees around the boundary are an essential part of the area's character and form the attractive setting of the surrounding Dartmouth Park villas.
- Scatcherd Park includes a terraced garden focused on the dramatic Grade II listed War Memorial depicting Britannia erected in 1922.
- Churchyards, graveyards and cemeteries form important green spaces in the town and often include mature trees and historically significant burial markers. St Mary's churchyard and St Peter's churchyard have a wider townscape importance.
- A number of pocket parks and green spaces around the town add to its special character. Morley Hole forms an important gateway or arrival point to the town and is dominated by the green space created from an area of clearance. A pocket park at the junction of Magpie Lane and South Queen Street features cherry trees that a splash of colour with its flowering blossom in springtime. Beryl Burton Gardens is an urban garden featuring a mural of the town's World Championship cyclist.

Right: Image of Lewisham Park



6. CHARACTER AREAS

Morley has areas of different, distinct character created by the period, type and associated uses of development in the area.

The most striking character differences occur between the town core - the commercial and civic centre of Morley (Character Area 1), and the mixed residential and industrial development, largely 19th-Century, surrounding it (Character Areas 2-5). Within these broad areas there are smaller sub-areas; districts that have forged their own sense of identity and place.









The boundaries between these areas are often blurred. Places on opposite sides of the town can share characteristics relating to their origins and evolution.

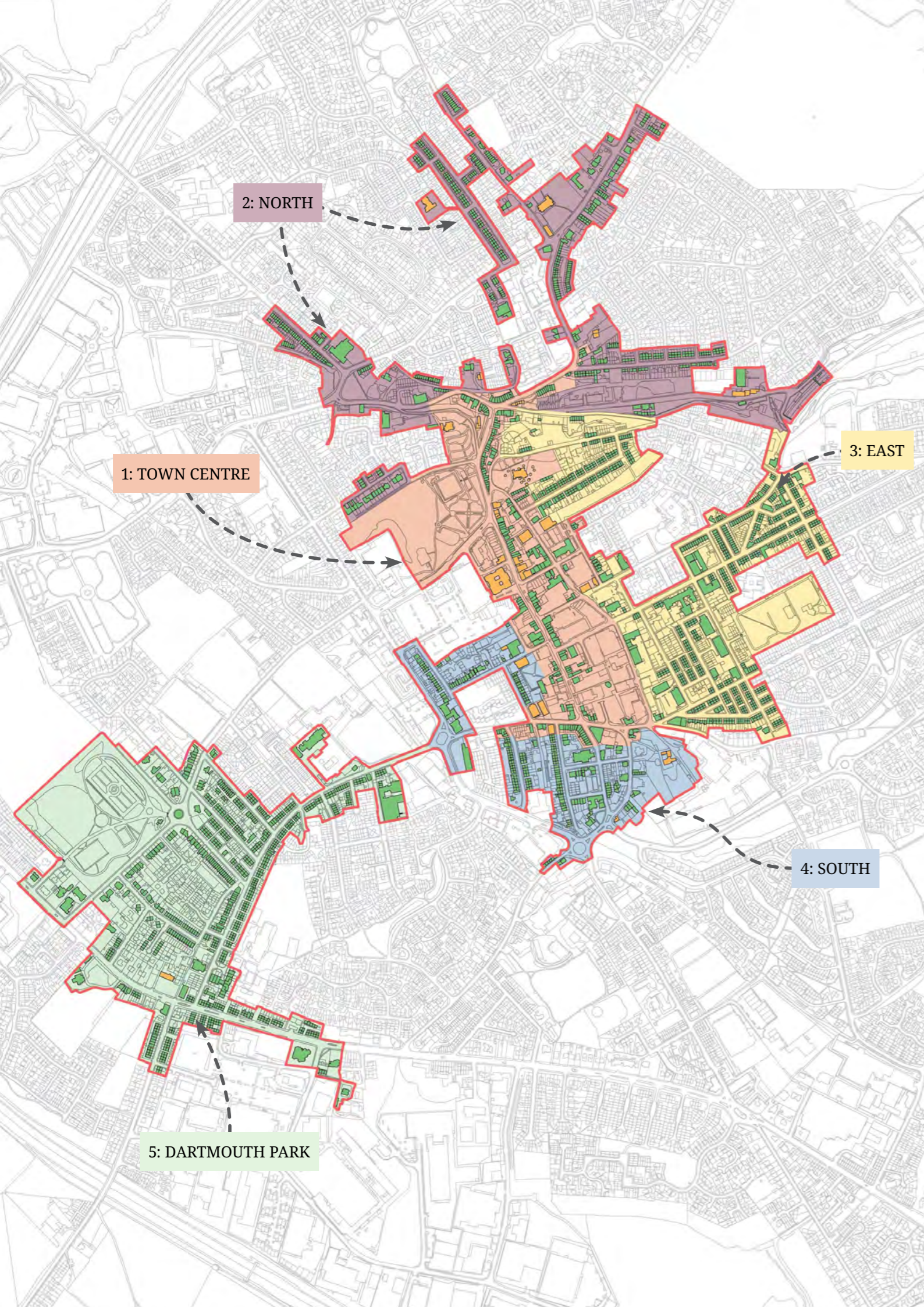
Therefore, in addition to identifying the broad elements of settlement character that define Morley as a whole, more specific areas of character will be discussed using the following geographical areas.

- 1. Town Centre:** Queen Street, Morley Bottoms and Commercial Street.
- 2. North:** St Peter's, Morley Hole, Station approach.
- 3. East:** The City and Zoar Street area.
- 4. South:** Wesley Street, Great Northern Street and High Street area.
- 5. Dartmouth Park:** Fountain Street, Bruntcliffe Road.

Conservation area character areas. © Crown copyright and database rights 2023 OS licence 100019567.

Key

-  Conservation Area Boundary
-  Listed Building
-  Positive Building (NDHA)
-  North Character Area
-  Central Character Area
-  East Character Area
-  South Character Area
-  Dartmouth Park Character Area



Positive Buildings

The character area maps show listed buildings shaded orange. Unlisted structures that make a positive contribution to the character of the conservation area are shaded green. This contribution may be in one or more of the following ways:

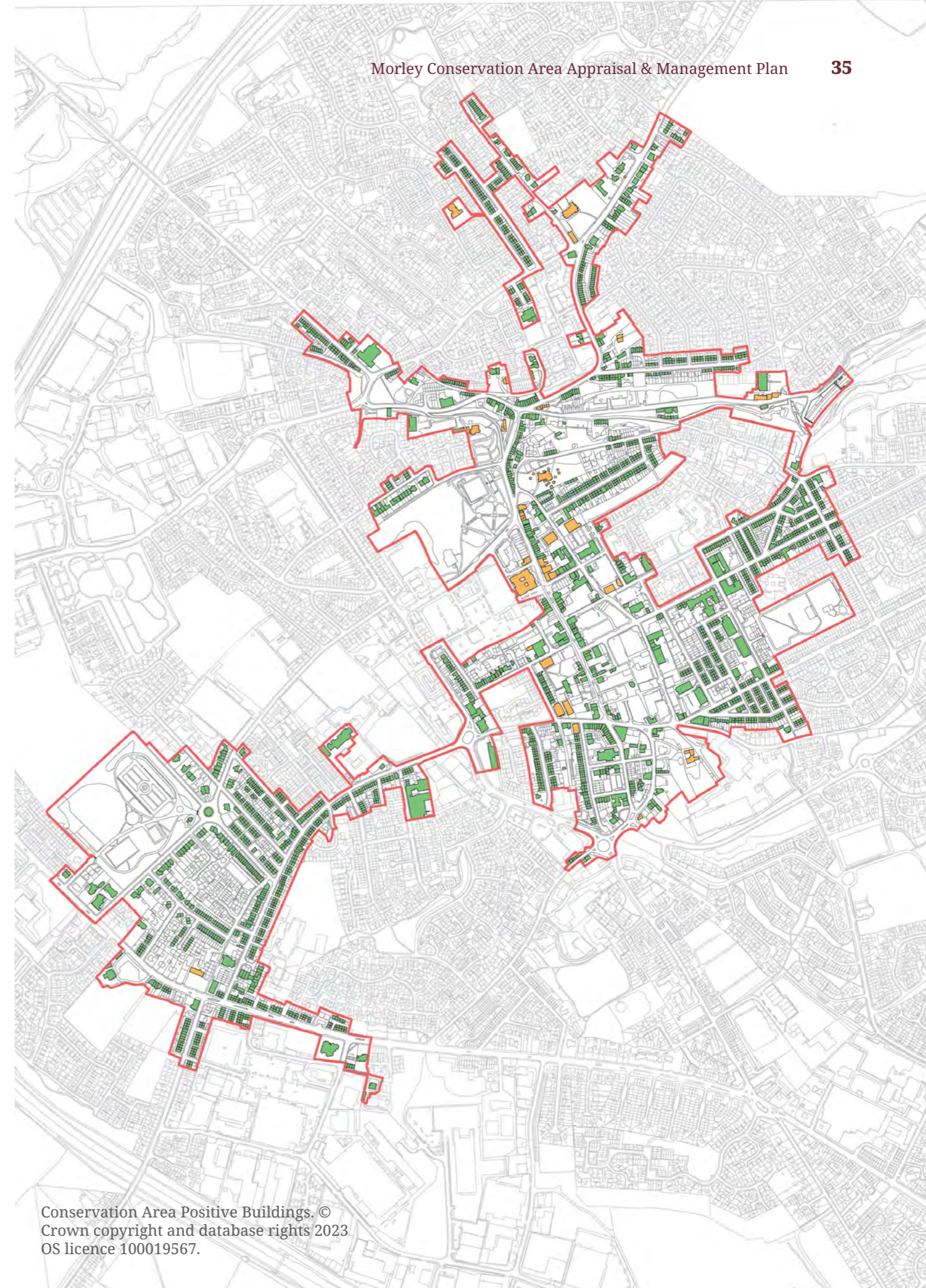
- Landmark buildings
- Buildings that provide evidence of the area's history and development
- Buildings of architectural merit
- Buildings with local historical associations
- Buildings which exemplify local vernacular styles
- Groups of buildings which together make a positive contribution to the streetscape.

All positive contributors highlighted are considered by the local authority to be non-designated heritage assets (NDHAs).

Special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the conservation area in the determination of planning decisions and harm to designated heritage assets, like the

conservation area, requires clear and convincing justification. The loss of a positive building may amount to substantial or less than substantial harm to the conservation area as a whole. The justification required for the proposed demolition of a positive building will need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole.

This map highlights all of the positive buildings across the conservation area, demonstrating the heritage value of many properties across the whole of Morley.

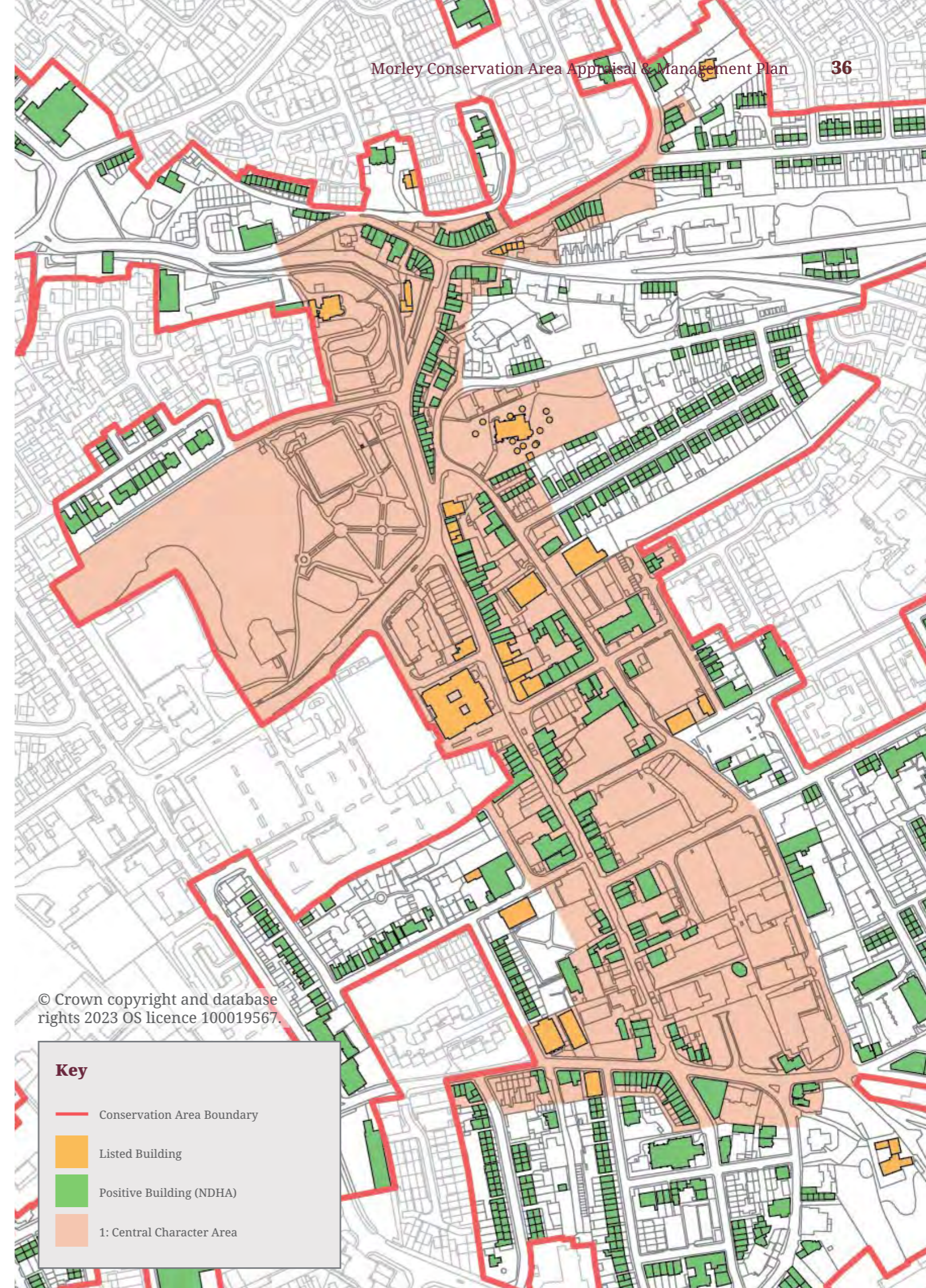


Character Area 1: Town Centre

This area covers the commercial and civic core of Morley, centred on Queen Street and Morley Bottoms.

Key Characteristics

- The **heart of the town** is defined by the Grade I listed Town Hall and the group of architecturally strong listed bank buildings that surround it.
- **Queen Street** is the main commercial street of the town. It is pedestrianised to the south of Albion Street. The street is lined with near continuous development of two and three storey properties, only interrupted for junctions with side streets and footways giving access to rear yards and back plots. Build lines are strong, set hard to the pavement edge.
- Buildings along the street are varied in terms of their date, scale, materials and architectural styles. This variation reflects the transformation of the street from predominantly residential to a commercial high street. Plainly detailed 18th or early 19th century buildings stand next to elaborate late 19th century three storey shops and there is also a good group of early 20th century buildings. Later 20th century structures are generally less successful, failing to match the quality of materials or architectural design of their setting.
- The public realm treatment of the pedestrianised part of Queen Street successfully retains the sense of a street with careful road surfacing and York stone paving.
- **Morley Bottoms** has a dramatic bowl-like enclosed topography. Set in the valley floor the area is strongly defined by the steep valley sides, some being exposed sheer bedrock faces. The steep descent and ascent into Queen Street creates a strong sense of arrival to the town centre.
- This area contains a number of the town's best surviving late Victorian parades with highly elaborate shopfronts. Having experienced issues of high commercial vacancy over the last decade, the area is experiencing a degree of revitalisation. Traffic calming and restriction measures have recently been trialled, creating new public space.
- **Commercial Street**, originally the back service lane to Queen Street, has a mixed character. The northern half of the street shares the 'civic pride' of the town hall and is dominated by large classically detailed stone civic



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Key

- Conservation Area Boundary
- Listed Building
- Positive Building (NDHA)
- 1: Central Character Area

and religious buildings including the library (1905- 6) and a number of late 19th century chapels. The southern half of the street is dominated by the legacy of the industrial activity of the town featuring a number of converted mill buildings. The grade II listed Commercial Street Mill of 1869 with its attached chimney of 1871 is one of the best surviving mills in the town.

- The rear plots of the eastern side of Queen Street, fronting onto Commercial Street, have been the focus of past clearances. The sites have been redeveloped as car parking or with single storey retail units with large footprints. The modern market extension links through to the historic market building fronting Queen Street of 1890.
- A group of impressive listed buildings on **Fountain Street** shares the same character as the northern part of Commercial Street - the former Ebenezer Methodist Church, adjacent Primitive Methodist School and Temperance Hall opposite form an important group.

- **St Mary's Church** is a key landmark building in the town. Designed by Lockwood and Mawson of Bradford in a simple Early English Gothic Revival style, it opened in 1878. Set on high ground overlooking Morley Bottoms, the church is somewhat detached from its setting - an entity in its own right.
- The **former Sunday School** on **Troy Road** is also a notable building dating to 1844 and now converted for residential use. The single storey building features semi-circular arched windows with keystones and a taller, two storey pedimented entrance with rusticated arched doorway dating to 1864. The building has an undercroft set into the sloping terrain and its rear elevation dominates views from the opposite hillside and Morley Bottoms.
- This area holds the majority of the town's surviving traditionally detailed **shopfronts**. In the main, these date to the late 19th century and the early 20th century. Upper floor display windows survive even when ground floor examples have been replaced. A group of 17 late Victorian shops survive at 1-15 Fountain Street and 2-18 South Queen Street. Many retain

their timber shopfronts and fascia-boards with mullioned cornices and were restored as part of a heritage-led regeneration project in the town in 2000-2003.

- **Views** within the town centre focus on the key twin landmarks of the Town Hall clock tower and the church spire. Mill chimneys on Commercial Street are also significant landmarks. Views along Queen Street are generally contained within the street with side streets and footpaths to rear plots and yards giving glimpses out. The New Pavilion Theatre, Fountain Street, forms an 'end stop' to the southern end of Queen Street and the impressive parade of shops at Cheapside terminates views at the northern end. Corner plots often form the termination of views and are used architecturally to articulate the townscape and create 'events'. Angled corner doorways, corner turrets and curving façades that wrap around the angle are common conceits. Views down into Morley Hole are significant. Dawson House is prominent in such views from Queen Street looking north.

- Much of this central area is dominated by hard landscaping. However, **public planting schemes, public parks and burial grounds** make an important contribution to the character of the area and its setting. Public realm planting along Queen Street, Beryl Burton Gardens, Scatcherd Park, Scarth Gardens and St Mary's churchyard are all significant. Mature trees within these green spaces have a wider benefit to general townscape views.
- The immediate **setting of the conservation area** around the Town Hall was redeveloped in the late 20th century and the change in grain of the townscape is immediate and marked. The main features of the redeveloped area include the main town car park, Morrisons superstore and the Windsor Court precinct. The large, open, unenclosed space of the car park and the horizontal emphasis of the low rise mass of the supermarket building contrast sharply with the well enclosed and defined streets of the conservation area. The supermarket building has a negative impact on important views to the Town Hall and provides a poor approach to Queen Street. Windsor

Court designed by John Brunton dates to 1973 and follows the architectural character of Morrisons. It fails to respond to the scale, material quality and design quality of its setting. Public realm planting and trees enhance the area and the public seating provision is well used.

Opportunities for Management and Enhancement

- Ensure that new development responds creatively to its setting and surrounding historic environment. Any future redevelopment around the Town Hall should be mindful of its importance in long range townscape views.
- Maintain and enhance the traditional shopfronts of the area and ensure that new shopfronts are sympathetic to the streetscape and the building in which they are set.
- Secure the future of several empty, important historic buildings currently at risk. Conversion for new uses should retain the intrinsic character of the buildings.
- Generally the public realm of Queen Street enhances the area's special character. Further targeted public realm enhancements could benefit other places within this character area.
- Traffic management measures should respect the conservation area.
- Ongoing park and green space improvements.

Right Top: The Town Hall and the surrounding group of banks form the heart of the town. These buildings are defined by their architectural quality and high quality of materials and assert Morley's spirit of pride and independence.

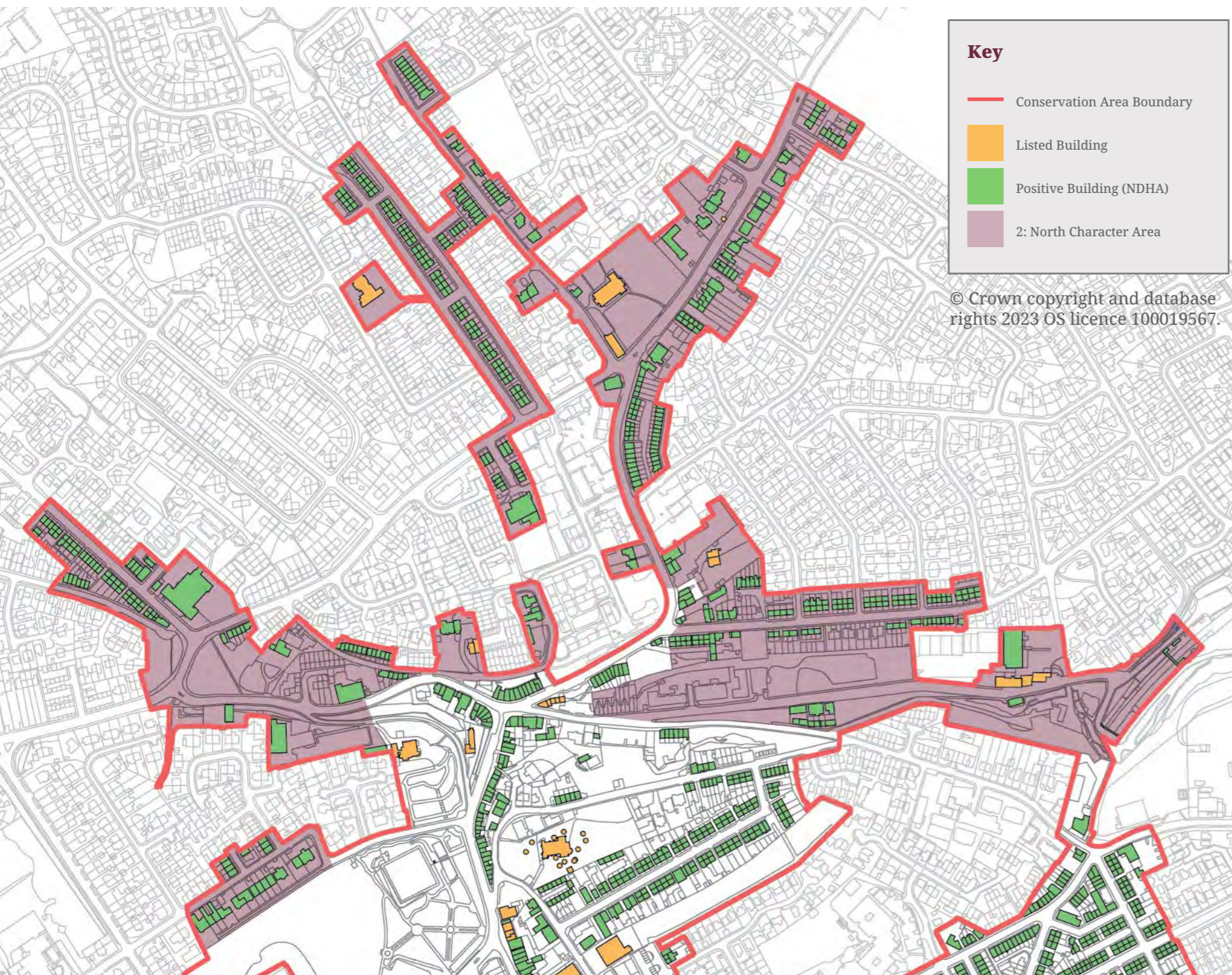
Right Middle: Queen Street, the main commercial street of the town, is architecturally very varied with a mixture of materials, styles and scales. Elaborately ornate stone-built late 19th century buildings stand next to stylish early 20th century Art-Deco inspired buildings in white terracotta.

Right Bottom Left: Morley Bottoms is set in the valley floor and contains some of the town's best surviving late 19th century commercial parades

Right Bottom Right: Impressive classically detailed civic and religious architecture dominates the northern end of Commercial Street. The southern end retains its industrial character



Character Area 2: North



The northern extent of the conservation area includes the area around St Peter's church, Morley Hole to the west and the approach to the station to the east.

Key Characteristics

- This area includes a number of important **gateways or arrival points** to the town; Morley Hole to the west, the roundabout at the junction of Victoria Road and Church Street by St Peter's church and the railway station.
- **Morley Hole** is dominated by areas of clearance that have been landscaped to form a pocket park. The vernacular revival Victoria Primary and Infants School of 1898 to the north is an attractive local landmark.
- The area of **St Peter's Church** forms an important arrival point to the town. Views along Victoria Road focus on the former Prospect Hotel. The church, former National School set within the churchyard and the adjacent former school are an important group emphasising the area's quality. This character is further strengthened by the **villa development along Victoria Road**. Here substantial detached and semi-detached villas are set close to the road behind small front gardens defined by boundary walls and railings with

impressive stone gate piers. Double fronted façades with hipped roofs are a common form with classically derived architectural detailing to doors and windows. Porch hoods, sash and bay windows, panelled doors with fan lights and stained glass panels, stone gutter brackets and decorative ridge tiles are common features.

- Another area of **villa development** is located at **Gladstone Terrace**, Bright Street. Here an elegant terrace is set along a tree-lined private road on the edge of Queen Elizabeth playing fields. To the rear of the plots, service buildings such as former stables and coach houses survive. These areas of villa development share the same character as villas at Dartmouth Park (Character Area 5).
- The **railway station** forms an important arrival point to the town. The distinctive horseshoe arch of Morley tunnel is a local landmark as are the ventilator shafts along its length.
- Strong linear forms define much of the **residential development** of the area. Back-to-backs, through terraces

and villa-style developments all create strong build lines. The regular plots create a strong uniformity and sense of order that reflects their planned nature. This regularity is most strongly experienced in the back-to-back development of Springfield Lane and Springfield Road where long, linear development fossilises an earlier pattern of a medieval strip field system.

- The area also features a number of the town's **larger mill-related residences** including Springfield House built by the owner of Rods Mill, and now a residential care home, and Victoria House (now Vivian House) associated with Victoria Mills to the east. Croft House birthplace of Liberal Prime Minister Asquith and the late 17th century Yew Cottage and Swindon House are other listed buildings of note in the area.
- As well as residential properties the area also contains a number of **service buildings** including pubs, small parades of shops and corner shops, schools and places of worship.

- An area of **early 20th century middle-class housing** is located in Rooms Lane. Sizable stone-built terraces with Arts and Crafts inspired architectural detailing are an unusual build type for the town. Mock timber framing on gable details, stained-glass panels, pent canopies covering ground floor bay windows creating porch canopies around panelled front doors are all typical features.
- Surviving **mill complexes** are an important element of the character of the area. Converted mill buildings survive, such as the three and half storey red brick example on Brunswick Street with typical large mass featuring many large windows.
- **Historic public realm** features in this area include some good surviving surfaces. Foster Street off Bright Street retains York Stone paving and sett surfacing. A listed milestone survives on Victoria Road adding a local feature of interest.
- **Garden plots** are an important feature of the villa development and the absence of gardens is, in contrast, a defining feature of some of the urban

terraces. As well as at Morley Bottoms area, there is an important green space at Station Road. St Peter's church yard and its mature trees are also of wider streetscape important to the area.

Opportunities for Management and Enhancement

- **Targeted enhancement schemes** could strengthen the important arrival points to the town - the green space at Morley Hole, the roundabout junction by St Peter's church and the railway station and its approach to the town centre.
- There are a number of **underused and empty historic buildings** in this area. The poor condition of a number of other historic buildings is a cause for concern. The reuse and/or maintenance of these buildings should be secured.

Top Row: Residential development includes prestigious villas, distinctive back-to-back and through terraces and, unusually in the town, houses with an 'Arts and Crafts' influence (not pictured).

Bottom Row: Local landmark buildings include those that form 'end-stops' to street views, corner shops and civic and religious structures.

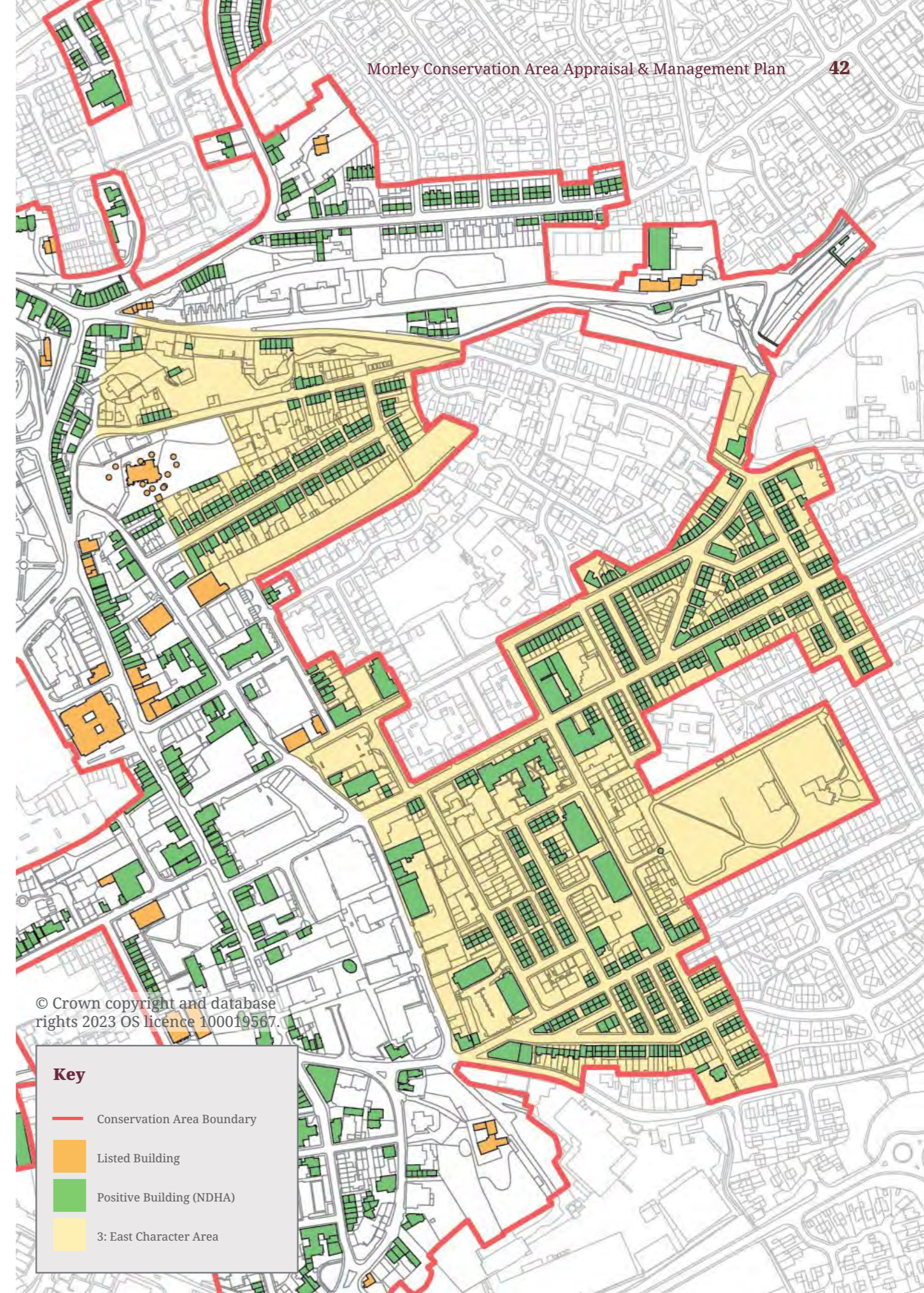


Character Area 3: East

This area to the east of the town centre is characterised by a dense grid-form development dating largely from the late 19th century and characterised by its mixed residential and industrial use.

Key Characteristics

- This is one of the areas of most **comprehensive survival** of the historic industrial mill town. The townscape retains mill complexes, associated workers housing, shops, schools, chapels and baths. The density of development, coherence and unity of the historic built environment gives this area a particularly strong sense of completeness and integrity.
- The strong **grid-form** layout is a defining part of the distinctive character of the area and reflects the earlier grain of the medieval field system. The strict build lines of the linear residential terraces, set hard to the pavement edge or behind small gardens or yards, create an urban townscape dominated by hard landscaping. The grain of the area is formed by the regular, fine grain of the residential properties interspersed with the large plots and footprints of the industrial complexes and public buildings.
- The **architectural uniformity of the stone-built back-to-backs and through terraces** add to the planned, ordered character of the area. In amongst this ordered backdrop are a number of **local landmark buildings** such as shops, some featuring surviving historic shopfronts, school buildings including the impressive former Joseph Priestley College on Peel Street and the converted 'Friend's Adult School' on Ackroyd Street.
- Surviving **historic industrial complexes** continue to form a vital element of the area. Their scale and mass form a strong contrast to the regular two storey, single bay form of the surrounding residential development. The majority of mills here are brick built. A number continue in light industrial use adding a sense of authenticity. Others have been converted for residential and office use but have successfully managed to retain their essential industrial character.



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Key

- Conservation Area Boundary
- Listed Building
- Positive Building (NDHA)
- 3: East Character Area

- Lewisham Park, opened in 1914, forms an important **green space** in an area dominated by hard landscaping. The allotments south of Zoar Street retain the curved line of the medieval strip field system.
- **Historic public realm** features including boundary walls, gateposts and gates are important. York Stone paving, kerbs, gutter stones and stone sett road surfaces survive and add to the richness of textures and quality of materials of the area.

Opportunities for Management and Enhancement

- Secure the sensitive repair and reuse of a number of **derelict and underused industrial buildings**.
- The unified character of the residential terraces has been negatively affected in some areas with **insensitive alterations**. Over prominent, flat-roofed dormers have had a detrimental impact. Skylights or gabled dormer windows would be a more sensitive way to light attic conversions.
- Pressure to remove **historic shopfronts** should be resisted, and shopfront interventions should be led by the Morley Shopfront Design Guide.



This area contains the distinctive mix of the industrial town; residential use intermixed with industrial activity and service provision including shops and places of worship. The regular grid-form of the settlement layout and the shared palette of materials unify the disparate architectural forms.



The area retains its industrial character with numerous important surviving mill complexes, including chimneys which act as local landmarks in the streetscape and skyline.

Character Area 4: South

This area to the south of the town centre includes development on a grid of north south running roads to the south of Fountain Street and to the west of Queen Street.

Key Characteristics

- The character of this area is defined by the **intermixing of residential and industrial uses** typical of the 19th century industrial town. Important earlier 18th century buildings also survive providing glimpses of the pre-industrial settlement.
- The **grid layout** of the area is a dominant feature, particularly the parallel north-south running streets to the south of Fountain Street. Redevelopment following ‘slum’ clearances during the 20th century has weakened this important characteristic, and has reduced the connectivity and permeability of the area. Hunger Hill has been lost as a through route and a number of streets to the north of Fountain Street have been replaced with an impermeable block of development to the west of Oddfellow Street.
- The **industrial character** of the area continues to be a defining feature. The line of the former railway, running to the south of Chartists Way and west of Corporation Street, is remembered by a number of historic industrial buildings along its former course built former railway depot and adjacent three storey stone-built Fountain Street Mills, a railway-related brick house at the southern end of Great Northern Street and a length of masonry embankment along Chartists Way.
- Other **industrial buildings** make an important contribution to the character of the area but many are currently in a **derelict or underused** condition and are therefore at risk. The remaining historic buildings of Rods Mill include the listed late 18th century Croft House, originally the mill owners house, an attached cottage and an adjacent coach house with circular windows to the first floor and lunettes to the ground floor.
- The differing architectural forms of the area are united into a cohesive townscape by the use of the **common materials** of local sandstone and red brick. In this way diverse building types such as the stone mill and brick railway depot on the corner of Fountain Street and Chartists

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Key

- Conservation Area Boundary
- Listed Building
- Positive Building (NDHA)
- 4: South Character Area



A number of important 18th century buildings survive including a group of cottages at Hunger Hill, a listed farmhouse on High Street, and listed elements of Rodds Mill including Croft House (above) and adjacent cottages and coach house.

Way form a strong group with the elaborately detailed Jacobean Revival style stone-built Working Men's Club and Institute (1897), chapel and the stone-built residential terraces of Westfield Road.

- A number of **18th century buildings** survive including a pair of listed weavers cottages at 10 Wesley Street (c1790), the rare survival of a low-lying stone slate roofed farmhouse of 1766 at High Street and an important group of early workers housing and weavers cottages on Hunger Hill including the Sportsman Inn. The condition of the Hunger Hill group and their general streetscape setting currently negatively detract from their historic importance.

- **Residential buildings** include typical stone built back-to-backs and through terraces. There are a small number of double-fronted detached properties.
- St Paul's Church (1875) and the listed Central Methodist Church (1862) are local landmark structures.
- The **boundary of the conservation area** is marked by an abrupt contrast between the quality of the surviving historic environment and a setting dominated by large industrial and office developments of the late 20th century to the south and west, Morrison's and the main town centre car park to the north. The tight knit grain, sense of enclosure, quality



This area contains the distinctive mix of the industrial town; residential use intermixed with industrial activity and service provision including shops and places of worship. The regular grid-form of the settlement layout and the shared palette of materials unify the disparate architectural forms.

of materials and robustness of architecture that defines the character of the historic townscape is not matched by this immediate setting.

- **Greenspace** in this urban area is limited. An attractive pocket park provides a valued amenity at the junction of South Queen Street and High Street. An area cleared following the removal of the railway has been left undeveloped and forms a grassed area off the main roundabout at the junction of High Street and Chartists Way. The cleared burial ground of the Central Methodist Chapel forms an important open space but no longer has the character of a grave yard.

Opportunities for Management and Enhancement

- Recognise the historic importance of the surviving **18th century buildings on Hunger Hill** by encouraging their sensitive repair and appropriate use. Streetscape enhancements to their setting should reflect their importance.
- Secure the sensitive **repair and reuse of the important structures** that are defining features of the character of the area, such as Rods Mill.

Key

- Conservation Area Boundary
- Listed Building
- Positive Building (NDHA)
- 5: Dartmouth Park Character Area

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Character Area 5: Dartmouth Park

The western part of the conservation area includes the Dartmouth Park area, development along Fountain Street and Bruntcliffe Road areas.

Key Characteristics

- **Dartmouth Park** originated as a planned middle-class residential development of the late 19th and early 20th century. Substantial villas and impressive terraces are set around the public park. The focal point of the development is a formal space at the east gate of the park defined by a group of villas set around a roundabout featuring a stone stepped plinth and a number of trees.
- The **villas** are of two to three storeys, with gabled dormers lighting attic rooms. Local Morley sandstone is the common building material with some pebbledash render to a number of early 20th century houses. Architectural detailing is a feature of these properties with carved window and door lintels, ground floor bay windows, quoin details, gutter brackets, decorative ridge tiles and gable finials all common features. Panelled doors and stained glass panels are also typical. Low level boundary walls teamed with hedges or iron railings are important to the character of the area, with stone gateposts with decorative capstones and painted timber gates.
- The Masonic Lodge, formerly Thornfield, on Bruntcliffe Road and Rose Villa on America Moor Lane are impressive 19th century villas with surviving converted coach houses.
- Development along Fountain Street, Bruntcliffe Road and a number of the linear streets leading from them, share the **typical intermixed development of residential and industrial uses** of the 19th century expansion of the town. Grid-form and ribbon development of back-to-back and through terraces are intermixed with former mill complexes, small workshops, schools, places of worship and corner shops.
- Dartmouth Park, and the surrounding setting of the Conservation Area (the rugby and cricket grounds at Scatcherd Lane and the cemetery at Bruncliffe Lane) make this one of the **greenest areas of the town**. The villas surrounding the park are set within private gardens with mature trees and planting that adds important soft landscaping to the streetscene. Open fields, school fields and allotment gardens form the setting of this area.

Opportunities for Management and Enhancement

- **Enhancement of Dartmouth Park and other green spaces** within the character area, including soft landscaping and surfacing treatments.
- **Appropriate new development** that reflects the quality of materials, scale and design of the surrounding historic environment.
- Surviving historic architectural **fixtures and fittings should be maintained and retained.**
- **Public realm enhancement** to the focal point at the east gate of the park.



Top Right: Dartmouth Park
Bottom Right: Streetscape in the
Dartmouth Park Area

7. OPPORTUNITIES FOR MANAGEMENT & ENHANCEMENT

There are a number of features and issues that currently detract from the special character of Morley.

Addressing these issues offers the opportunity to enhance the conservation area, while positive conservation management measures will ensure the ongoing protection of the area's special character.

Heritage-Led Regeneration

Heritage-led regeneration schemes seek to invest in people and places through bringing historic buildings back into good repair and use and improving run down historic areas in places with social and economic need. Local economies are boosted through the creation of construction and conservation jobs during building works and associated skills training. Business start-ups, long term jobs and a general economic boost follow with the secured reuse of the renovated buildings.

Morley has benefited from this kind of scheme in the past, including the repair and reuse of key historic properties, including Central Buildings on the corner of Queen Street and Albion Street.

Presently, The Morley Town Investment Plan by the Morley Town Deal Board with support from Leeds City Council, was successful in securing £24.4m of central government funding from the Towns Fund. This money will support a number of projects within the town, including the Heritage Investment Programme, which will support a number of initiatives, including a shopfront grant scheme.

These schemes are always time-limited, and efforts should be made to retain a long-term vision for heritage-led regeneration, responding to the needs of the town, funding pots and government initiatives that could support the development of the town. Morley would benefit from additional projects in the future that deal with vacancy and reuse of historic buildings.

ACTION: Explore the possibility of securing further heritage-led regeneration funding for Morley in the future, responding to the needs of the Town.



Left: 89A Queen Street

Buildings At Risk - Derelict and Underused Historic Buildings and Sites

Morley has a number of significant historic buildings that are currently at risk due to their derelict, vacant, underused or poor state of repair. Buildings at risk include St Mary's church, commercial units, former chapels and important industrial buildings. Historic buildings in a poor condition are a wasted asset. They reduce the vitality and appreciation of the special character of the conservation area.

Morley has a large number of successfully converted historic buildings that retain the essential character of the original structure and have secured viable new uses. Further loss of historic buildings identified in this appraisal as making a positive contribution to the special character of the conservation area should be resisted.

The sensitive repair and reuse of these buildings at risk should be encouraged and secured.

ACTION: Promote and secure the appropriate repair, reuse and regeneration of Morley's important historic buildings currently at risk using the full range of planning powers.

Sensitive New Development in the Conservation Area

To be successful, any future development within the conservation area needs to be mindful of the local character of the town, while being distinctly of its time and addressing contemporary issues such as sustainability. Poorly designed and detailed pastiche development can be as eroding to special character as development that shows no regard for its setting.

Historic England provide the following principles for new development in historic contexts, informed by the 2006 Building in Context principles and corresponding National Design Guide points.

ACTION: New development must respond sensitively and creatively to the historic environment, in terms of urban design (e.g. layout, density and spatial separation) and architectural design (e.g. scale, form, quality of materials and building methods).

Building in Context principles	Equivalent points in the National Design Guide
1: Baseline Understanding: Start with an assessment of the value of retaining what is there	All local design guides and codes will need to set out a baseline understanding of the local context and an analysis of local character and identity
2: Context: Relate to the geography and history of the place and lie of the land	Identifying the existing features of the site and the wider area highlights opportunities for the design of new developments to link well into their context and enhance these features for the benefit of new and existing residents
3: Character: Be informed by its own significance so that its character and identity will be appropriate to its use and context	Well-designed new development is influenced by an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents
4: Streets and Spaces: Sit happily in the pattern of existing development and the routes through and around it	Street types will depend on establishing an appropriate relationship with the pattern, sizes and proportions of existing streets in the local area
5: Views: Respect important views.	Well-designed new development is influenced by views, vistas and landmarks
6: Scale: Respect the scale of neighbouring buildings	Built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context
7: Materials: Use materials and building methods which are as high quality as those used in existing buildings	Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings
8: Visual Composition: Create new views and juxtapositions which add to the variety and texture of the setting	Well-designed new development is influenced by: <ul style="list-style-type: none"> ■ the composition of street scenes, individual buildings and their elements; ■ the height, scale, massing and relationships between buildings; ■ views, vistas and landmarks; ■ roofscapes; ■ soft landscape, landscape setting and backdrop; ■ light, shade, sunshine and shadows; and ■ colours, textures, shapes and patterns.

Protecting Surviving Historic Architectural Details and Promoting the Replacement of Inappropriate Fixtures and Fittings

Incremental loss of traditional architectural detailing and inappropriate alterations to historic buildings is an issue and ongoing threat to the character of the conservation area. The replacement of windows, doors, traditional wall surface treatments and roof coverings with inappropriate materials and designs negatively affects both the individual buildings and the wider streetscape and can affect house prices.

The loss of historic boundary treatments and inappropriate new boundaries have a negative effect on the special character of the conservation area and should be avoided.

Surviving historic features should be maintained and sympathetically repaired. Where historic fenestration and features have been lost in the identified positive buildings, reinstatement of appropriate traditionally detailed fittings is encouraged.

Alterations and extensions should be sensitive to the property itself, but also to the wider terrace and streetscape. Design and material choice are both important factors. Where a terrace roofscape is currently free from dormer windows,

their addition should be resisted. Where permitted, historic gabled dormers provide a more sensitive design than large flat-roofed examples that change the vertical emphasis of the original property. Roof-lights set flush with the roof slope may be more appropriate in sensitive locations.

By encouraging the protection of surviving historic detail, encouraging the reinstatement of appropriately detailed fittings and ensuring adaptations and alterations are sensitively carried out in the defined positive buildings, the character of the conservation area can be enhanced.

ACTION: Surviving historic features should be retained and sympathetically repaired. The replacement of inappropriate fixtures, fittings and adaptations is encouraged.

Shopfronts

Morley has a good collection of historic shopfronts that form part of its special character and should be retained and sensitively repaired as necessary. A number of good historic shopfronts are currently obscured behind inappropriate modern signage and cladding. These survivals could contribute greatly to the quality of the townscape if uncovered. The loss of historic shopfronts would need strong justification.

A number of late 20th and early 21st century shopfronts are poorly designed and detract from the architectural integrity of the historic buildings in which they are set. The loss of uniformity of design in the shopfronts of the set-piece Victorian parades is a particular issue. Poor shopfronts form a negative feature in the wider street scene and as opportunities arise should be replaced with sensitive, well designed and detailed replacements.

The design of new shopfronts should respect the period and proportions of the building in which they are set and should use high-quality materials. Internally-illuminated signage is not normally acceptable in the conservation area.

For more detailed and comprehensive advice, please refer to the Morley Design and Maintenance Guide 2025.

ACTION: Historic shopfronts should be retained and maintained. New shopfronts should preserve or enhance the special character of the area.

Public Realm

In some locations the public realm treatment negatively affects the special character of the conservation area.

A streetscape audit and rationalisation of existing signage, road markings and street furniture would provide the opportunity to clear the streetscape of unnecessary clutter. Redundant and duplicate items should be removed and consideration given to the reduction and sensitive design, siting, scale and grouping of fixtures, fittings and markings. The negative impact of prominent overhead cables, present in several areas could be reduced through a programme of undergrounding if opportunities arise.

The special character of Morley should be respected in the provision of future street furniture and road management measures. Regard should be had to the updated 'Streets for All' guidance published by Historic England and supported by the Department for Transport. Region-specific guidance exists, entitled Streets for All: Yorkshire (2018). The Leeds City Council Street Design Guide (2009) should also be consulted.

Surviving historic surfaces should be retained and repaired as necessary.

ACTION: Ensure that future public realm and traffic management measures respect and enhance the special character of the conservation area.

Parks and Gardens

Morley's public parks, gardens and greenspaces are a key asset of the town and offer the potential for further enhancement.

Findings from consultation during community engagement to develop the Town Investment Plan identified improvements to parks and open spaces as the top priority within Morley. This led to development of the A Greener Town project. This project will see improvements to public spaces as well as new planting.

Future improvements to greenspace should be informed by the historic character of the areas where relevant.

ACTION: Ensure that future improvements to greenspace that impact the conservation area are informed by historic character and the historic context of the built environment

Tree Management

Trees form an important part of the character of the town. Conservation area designation affords some degree of protection. However, to ensure that this element of Morley's special character is protected and enhanced a tree strategy should be considered to assess the need for the designation of further Tree Preservation Orders (TPOs), replanting strategies and other general tree management issues.

Trees provide an important source of urban cooling and help fight the impact of global warming. Their protection and planting is going to be an increasingly important element of the Council's approach to climate change adaptation.

ACTION: Protect the important contribution trees make to the special character of the conservation area.

Climate Change

Paragraph 161 of the National Planning Policy Framework (2024) states that the planning system should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Leeds City Council has the ambition to work towards being a net zero carbon city by 2030.

The retention and reuse of heritage assets avoids the material and energy costs of new development. The City Council encourages home owners and developers to find sensitive solutions to improve energy efficiency.

This can be achieved through simple maintenance and repair of properties, ensuring that they are draught free and in good condition, as well as the use of microgeneration and energy renewables such as solar panels and wind turbines. Care is required to ensure that such measures do not harm the character of the conservation area.

ACTION: Ensure the historic environment plays a positive role in addressing climate change.

Ensure that the introduction of microgeneration equipment does not harm the special character and appearance of the conservation area.

Protect Archaeological Remains

Archaeological deposits and building archaeology have the potential to provide further evidence of Morley's origins, development and evolution. There is potential for evidence relating to early activity including prehistoric and Romano-British remains. Evidence of the medieval settlement and manorial centre may also survive in the archaeological record. The industrial archaeology of the town is of particular importance.

Development that may disturb archaeological deposits and buildings archaeology may require an element of archaeological investigation in order to ensure the preservation (in situ or by record) of archaeological evidence.

ACTION: Development should have regard to the archaeological record and where necessary include an element of archaeological investigation and mitigation.

Celebrating and Promoting Historic Morley

There are opportunities to celebrate, promote and make more accessible Morley's special character and historic interest.

The town already benefits from an active local history group and an extensive historic photograph archive created by David Atkinson held at the local library.

There is also a Heritage Trail and regular walks, talks and Heritage Open Days relating to the fascinating history of the town. There is scope to develop this further. Morley's heritage and parks and gardens can be used to positively promote the town for residents and visitors alike.

ACTION: Promote and celebrate the special architectural and historic interest of the conservation area.

Setting of the Conservation Area

When assessing impact on heritage significance, impact of development affecting the setting of a heritage asset should also be taken into account (para 207 & 208, NPPF 2024).

The NPPF defines setting as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The conservation area is tightly drawn to ensure that the designation is not devalued. It does not mean that features outside the defined area are of no historic interest or special character.

ACTION: Ensure that the setting of the conservation area is considered as a material consideration within the planning process.

8. APPENDICES

What is a Conservation Area?

A conservation area is ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

What does Conservation Area status mean?

Conservation area status provides the opportunity to promote the protection and enhancement of the special character of the defined area. Designation confers a general control over development that could damage the area’s character. The details are complex but can be summarised as:

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the area.
- Some minor works to houses that would otherwise be classified as

"permitted development" will require planning permission. Examples are rear dormer windows, external cladding and rear extensions of more than one storey.

- Advertisement controls are tighter.
- Most work to trees has to be notified to the Council who has six weeks in which to decide to impose restrictions.
- Generally, higher standards of design apply for new buildings and alterations to existing ones.

Change is inevitable in most conservation areas and it is not the intention of the designation to prevent the continued evolution of places. The challenge within conservation areas is to manage change in a way that maintains, reinforces and enhances its special interests.

What is the purpose of this appraisal?

This appraisal provides the basis for making informed, sustainable decisions in the positive management, protection and enhancement of the conservation area.

It provides a clear understanding of the special interest of Morley by:

- assessing how the settlement has developed
- analysing its present day character
- identifying opportunities for enhancement

This appraisal follows the current guidance set out by Historic England in the Conservation Area Appraisal, Designation and Management Advice Note 1 (Second Edition) (2019).

The appraisal is not intended to be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Planning Policy Context

This appraisal should be read in conjunction with the wider national, regional and local planning policy and guidance. Relevant documents include:

- National Planning Policy Framework (NPPF) 2024
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Historic England's Good Practice Advice notes, *The Historic Environment in Local Plans, Managing Significance in Decision-Taking in the Historic Environment & The Setting of Heritage Assets*
- Leeds City Council Local Plan for Leeds and Adopted Core Strategy (2019), with particular focus on Policy P10: Design, Policy P11: Conservation, and Policy P12, Landscape
- Leeds City Council, Saved Unitary Development Plan Policies, with particular focus on N18A, N18B, N19, N20, BC7, BC8.

Community Involvement & Adoption

A draft version of this appraisal went through a public consultation process from 6th March to 27th March 2023 and included:

- A formal public meeting held at Morley Town Hall
- Direct mailing to all properties affected by the proposed changes to the boundary
- Direct mailing to all identified stakeholders and interested parties including internal consultation within the City Council with officers and councillors, and with Morley Town Council and Morley Town Deal Board
- Internet consultation via the Morley Town Deal Commonplace site
- Paper copies of the draft version of this document were made available at Morley Library
- The consultation was advertised with a press release and social media coverage.

All consultation responses were evaluated and the appraisal was amended where appropriate. The Open Panel reports to the Planning Board sets out the comments received and the

actions taken as a result. This appraisal was formally adopted following approval at Planning Board and is operational as non-statutory planning guidance. It is a material consideration in the planning process.

This document is available to view and download on the [Leeds City Council website](#) - search 'Conservation Areas'.

Acknowledgements & Copyright

The preparation of this report was made possible as part of the Heritage Investment Programme of the Morley Town Deal. Works to improve heritage and historic buildings within Morley include the update and publication of this document, the Morley Conservation Area Appraisal and Management Plan, and an accompanying Design and Maintenance Guide, incorporating specific guidance on shopfronts. As part of the Town Deal, grants will be available to restore shopfronts and historic buildings along Queen Street, as well as working on reducing vacancy of historic buildings.

West Yorkshire Archive Service and West Yorkshire Archaeological Advisory Service provided information and assistance during the production of this appraisal.

This appraisal and management plan is a reassessment of a 2012 draft and is based on new fieldwork and assessment. The 2012 draft was informed by local guidance provided by the local councillors, the planning committee of Morley Town Council, the Town Centre Manager and members of the Morley Community Archives and Morley Local Historic Society.

Contemporary photography for illustration of this document was provided by Sebastian Chambers, Buttress Architects.

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Glossary

Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point

Architectural and Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved.

More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

Conservation Area

Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Designated Heritage Asset

A building, place, landscape, etc identified through legislation such as, A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such.

Development

The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or land.

Enabling Development

Development that would be unacceptable in planning terms but for the fact that it would bring heritage benefits sufficient to justify it being carried out, and which could not otherwise be achieved.

Heritage Asset

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.

Historic Environment Record (HER)

Historic Environment Records are information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

HERs contain details on local archaeological sites and finds, historic buildings and historic landscapes and are regularly updated. This information is usually held in a database with a digital mapping system (Geographic Information System).

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity

Listed Building

A building or other structure of special architectural or historic interest.

Listed buildings are graded I, II or III with grade I being the highest.

Listing includes the interior as well as the exterior of the building, and any buildings or permanent structure fixed to the building.

This also includes any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948,

Non-Designated Heritage Asset

Assets that have some significance to local heritage and make important contributions to local distinctiveness, settlement formation, traditional character or history of the borough, but don't meet the criteria for listed buildings.

Non-designated heritage assets can be buildings, monuments, sites, places, areas and landscapes.

Setting

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

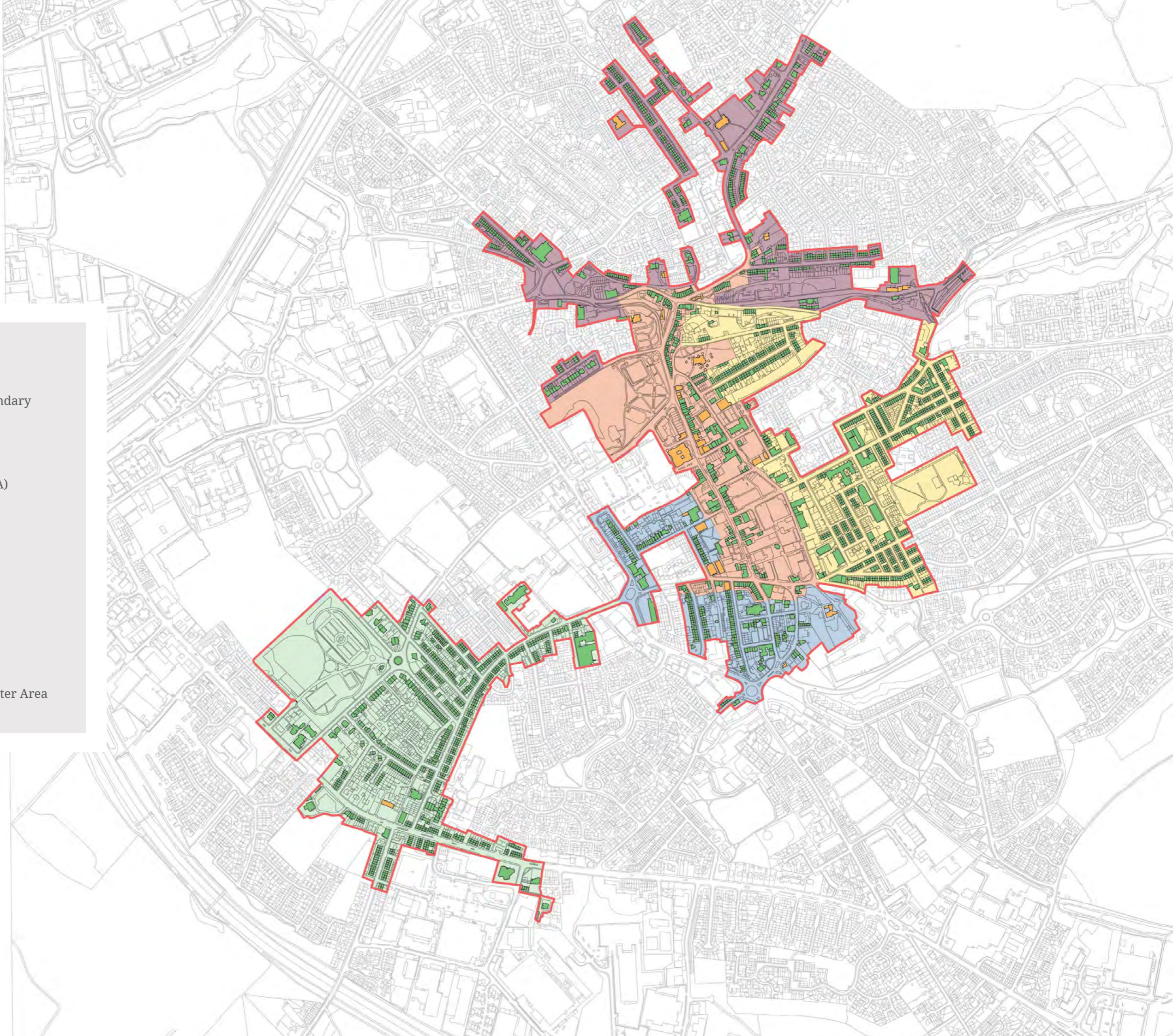
Significance

The value of a heritage asset to current and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

Key

- Conservation Area Boundary
- Listed Building
- Positive Building (NDHA)
- North Character Area
- Central Character Area
- East Character Area
- South Character Area
- Dartmouth Park Character Area

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Environment and Design Group, Leeds City Council, Merrion House, 110 Merrion Centre, Leeds, LS2 8BB

Tel: 0113 222 44 09 | Email: building.conservation@leeds.gov.uk | Website www.leeds.gov.uk



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