



West Park 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.



West Park

CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions -10th November 2008

Summary

Summary of special interest

West Park was developed as a planned, middle-class Edwardian residential suburb, laid out on former agricultural land. Initial development took place between the Ordnance Survey maps of 1892 and 1906. Subsequent development took place on a plot-by-plot basis throughout the 20th century.

Key characteristics:

- The area's grid-plan layout creates a sense of order and uniform regularity. The curving line of Spen Road predates the suburb and contrasts with the rectilinear grid. A former field wall survives, blocking the northern end of North Parade.
- Views are uninterrupted along the straight roads and are generally held within the developed area. Distant views are available from the southern boundary.
- The parade of shops on Otley Road forms a focal point and principal public space of the area.
- Land plots are relatively uniform in size with dwellings generally set in the middle of their plots, directly addressing the street and conforming to strong build lines.
- Properties are large, detached or semi-detached, often of three storeys, with wide frontages and deep plans. The architectural diversity of the area is unified by the

shared palette of materials (predominantly red brick and white painted render with some stone details) and the richness of the widely used *Arts-and-Crafts* derived architectural details of windows, doors and porches. Black painted mock half-timbering is a common gable detail.

- Boundary treatments are important, typically low red brick walls teamed with clipped privet hedges.
- Important public realm features include stone kerbs and gutter channels, a short length of stone paving at Spen Road, traditional street signs and two red post boxes.
- Gardens are relatively small compared to the size of the properties but are essential to the character of the area. Mature trees, boundary hedges and the narrow grass verges are important.

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 village. In addition to the existing national statutory legislation and local planning policy controls the following opportunities for enhancement have been identified:

- Establish a list of locally significant buildings and policies for their protection.

- Encourage the protection of surviving traditional detail and the reinstatement of appropriately detailed fittings in the defined positive buildings. Consider an Article 4(2) Direction.
- Ensure that all new development is sustainable, high quality, well designed 21st century architecture that responds to its context.
- Promote public realm enhancements within the conservation area as opportunities arise. Ensure that future public realm works respect and enhance the special character of the conservation area.
- Shop front improvements provide the opportunity to regain the integrity and unity of the Otley Road parade and enhance the sense of quality of the area.
- Promote public realm enhancements within the conservation area as opportunities arise. Ensure that future public realm works respect and enhance the special character of the conservation area.
- Ensure that traffic management measures impact as little as possible on the special character of the area.
- Develop a tree strategy to guide future positive management.



The grid-plan roads form the framework for the leafy suburb



The area's architectural diversity features rich *Arts-and-Crafts* derived detailing

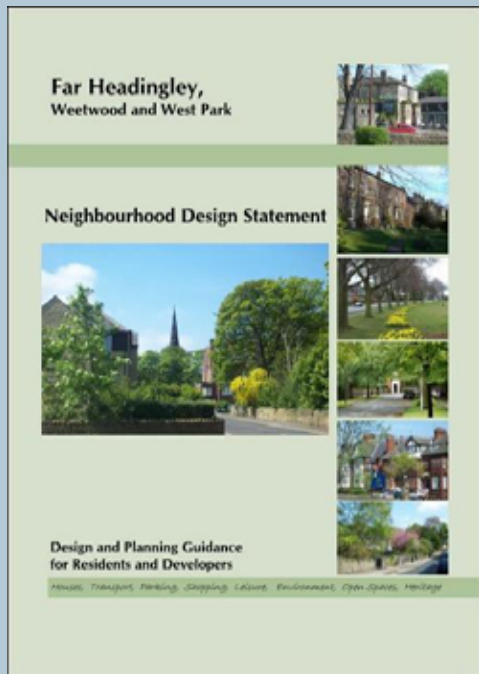


The Otley Road parade of shops is a key focal point of the area

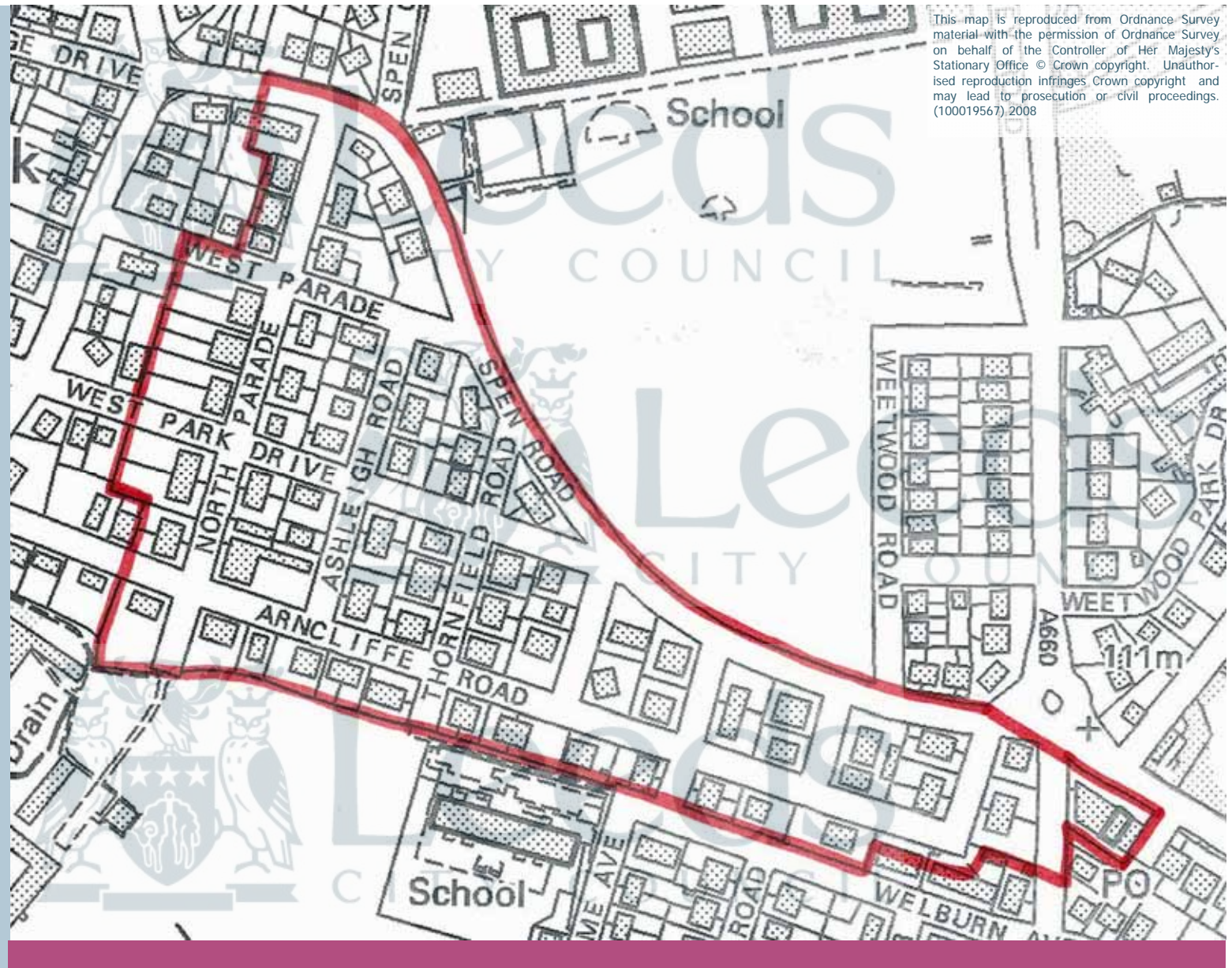
West Park conservation area

The proposal for a conservation area for West Park was recommended in the *Neighbourhood Design Statement* produced for *Far Headingley, Weetwood and West Park* in 2005. This community-led document was adopted by the City Council as Supplementary Planning Guidance in 2005.

This appraisal takes forward the proposal and builds on a draft appraisal produced by Peter Baker Associates in 2006.



Far Headingley, Weetwood and West Park Neighbourhood Design Statement, 2005



West Park conservation area

Location and context

West Park conservation area is located 10 km (6 miles) to the north west of the centre of Leeds to the immediate west of Otley Road (A660) and south of the Ring Road (A6120). It lies to the north of Headingley.

Geology, topography and landscape setting

The underlying geology of West Park is of carboniferous sandstone with adjacent areas of millstone grit and lower coal measures. Quarries in the vicinity are documented, but by the time of the development of the suburb in the early 20th century, imported materials such as brick and tile were in common use. Some local materials are used in boundary walls, architectural details and streetscape features.

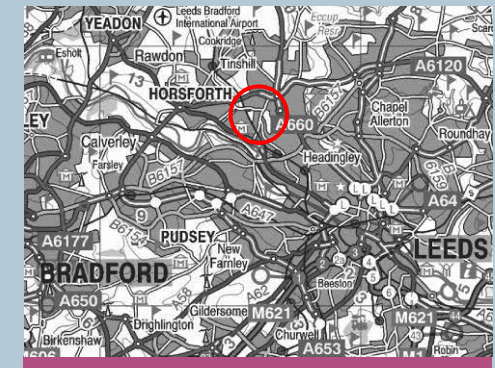
The residential suburb was laid out on flat-lying land that rises almost imperceptibly from south to north. The valley of Meanwood Beck lies to the east.

The setting of the conservation area comprises estate-based and suburban residential development and a number of open green spaces including school playing fields, sports pitches and public parks.

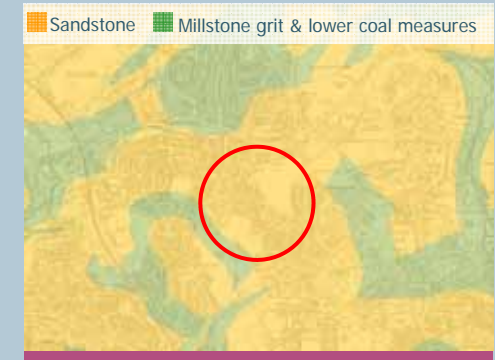
The conservation area has strong boundaries to its southern and northern edges. To the north, along Spen Road, a wide verge and tree-lined boundary divides the area from the playing fields of Lawnswood School. To the south,



Aerial view of the West Park conservation area showing the grid-form layout, the importance of trees and the surrounding residential development and green space

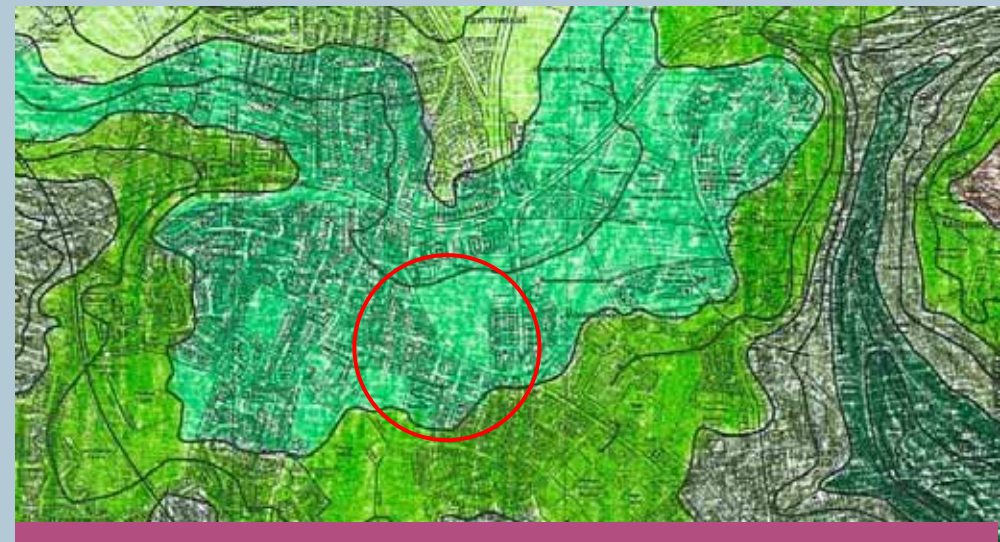


West Park in its wider setting



Geology of the area

Arncliffe Road backs onto a sports field, school and a residential area developed between the Ordnance Survey maps of 1924 and 1938. The eastern extent of the conservation area is defined by a narrow neck, extending to take in a parade of shops on Otley Road. To the west, the east-west roads of the conservation area continue to meet Spen Lane, but buildings to the west of North Parade relate to a later period of development and are of a different style to those of the conservation area and so are not included in the designation.



Land rises to the north with Meanwood Valley to the east

Historic development

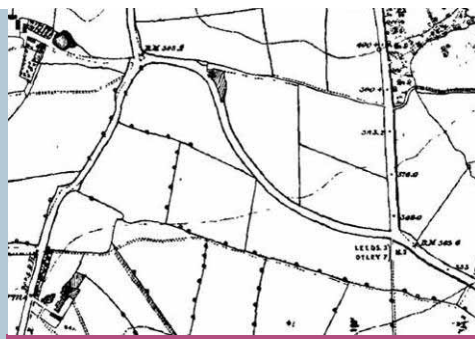
West Park developed as a planned Edwardian suburb on farmland known as Low Ox Moor. Initial development, including the laying out of the area's distinctive grid-form and the construction of the first houses, took place between the Ordnance Survey maps of 1892 and 1906. Subsequent development took place on a plot-by-plot basis during the 20th century.

The landscape before West Park

Prehistoric and Romano-British archaeological finds from the surrounding area provide evidence of human activity from as early as the Mesolithic period. Neolithic and Bronze Age finds have also been discovered nearby and Roman finds from Headingley including coins, hoards and a stone coffin.

During the medieval period, the area was in agricultural use, with two granges (agricultural centres) of Kirkstall Abbey nearby: New Grange to the south and Moor Grange to the west (both sites are now redeveloped).

The 1851 Ordnance Survey (OS) map shows the agricultural landscape before the development of West Park. The distinctive curving line of Spen Road is instantly recognisable and seems to cut through an earlier field pattern with tree-lined boundaries. Spen Lane Cottage, is set on the north side of the road in a triangular plot taken from the corner of a field. This buildings survives in a much altered form and retains two



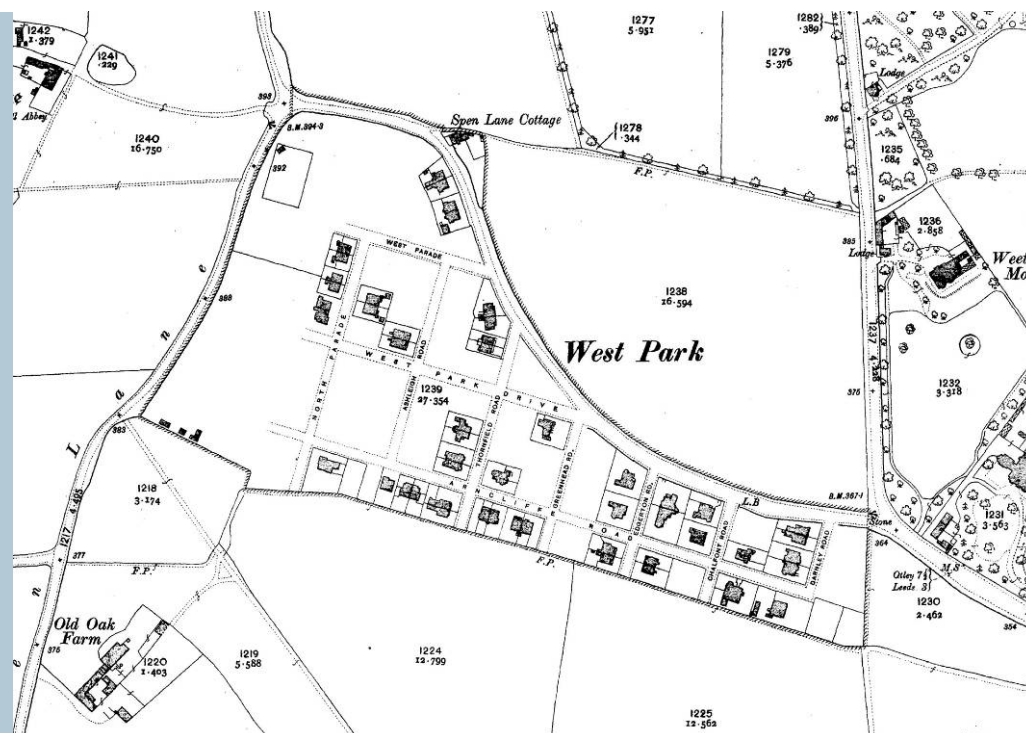
The agricultural landscape before West Park. Extract from the 1851 Ordnance Survey 1:10,000 map



Spen Lane Cottage (now *The Cottage*), originally an isolated roadside cottage set within fields, shown on a map of 1839



Field boundary wall incorporated into the later West Park development, Spen Road



West Park as shown on the Ordnance Survey 1:2,500 map of 1906 (published in 1908)

stone gate piers. Another surviving feature of the agricultural landscape is a rubble-stone field boundary running along the southern side of Spen Lane and blocking the northern end of North Parade.

The development of West Park

The site of West Park was sold off by the Earl of Cardigan's estate at the end of the 19th century. The OS map of 1892 shows the area still in agricultural use, however, by the 1906 edition initial development of the suburb had taken place. The grid form of intersecting roads was laid out over the

former fields, following the general grain of the boundaries but not incorporating them into the new layout. The earliest buildings included a mixture of detached and semi-detached properties set in regular plots. The continuation of the roads, to the west and south show the aspiration for later expansion into the undeveloped fields.

To serve this growing population, the tram route (No. 1) from Leeds was extended from Far Headingley to West Park in 1908. In 1913 the parade of shops on Otley Road was built, including the West Park Post Office. The parade was originally constructed as

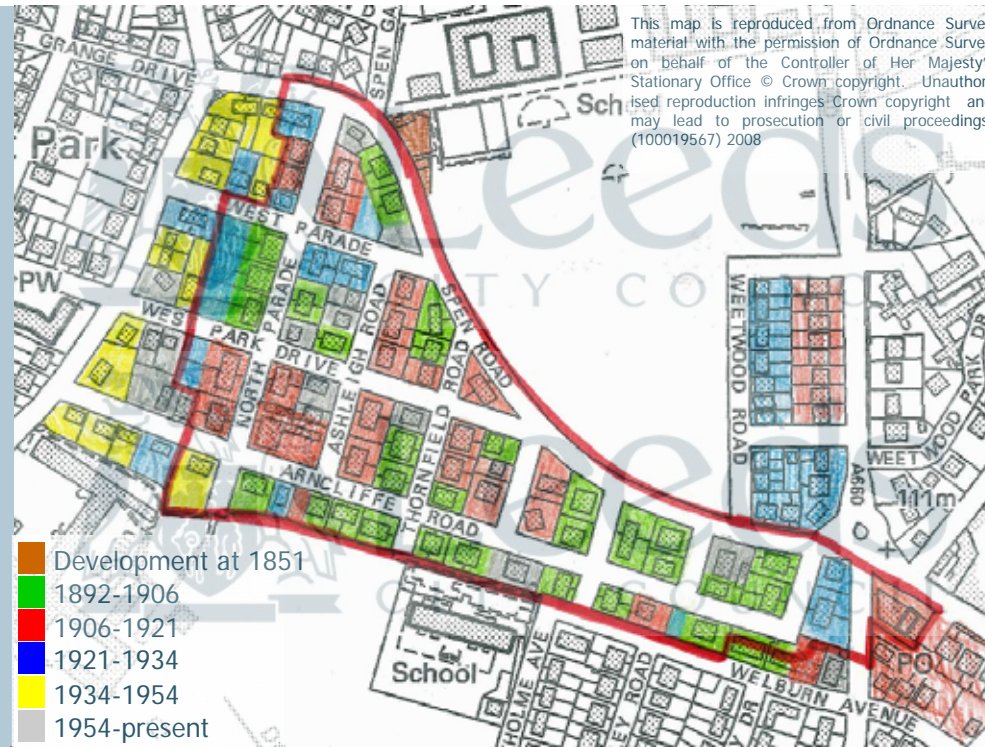


247-263 Otley Road (1952, Leeds)

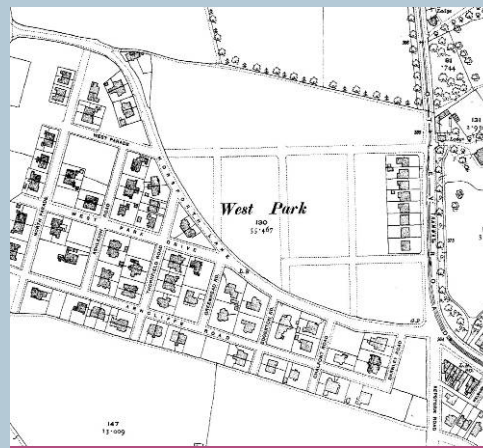
two separate developments with the eastern four units (Nos. 247-253) having subtly different detailing to the five western units (Nos. 255-263). The OS map of 1921 shows No. 251 as a gap site but by the revision of 1934 the parade had been completed.

The 1921 OS map shows the beginnings of another grid-based development in fields to the north of Spen Road. This appears to have largely failed as by the 1934 OS map only the eastern two areas of the defined grid had been completed, including the corner group of shops and houses featuring classical detailing of dentilled eaves cornices, door casements and porch hoods.

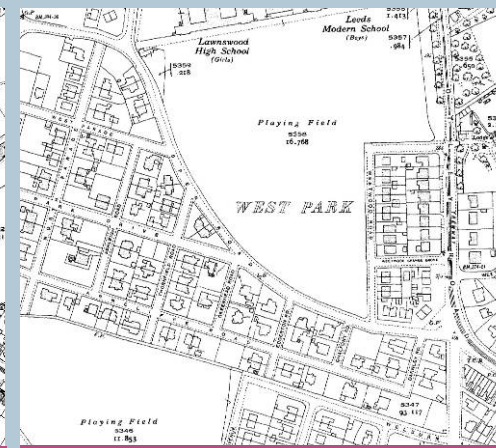
Subsequent development within the West Park grid took place on a speculative plot-by-plot basis and is documented in the historic OS map sequence. The historic development figure shows when individual plots were first developed. The redevelopment and subdivision of a number of plots during the late 20th and early 21st centuries saw the introduction of apartment blocks as a building form in the area.



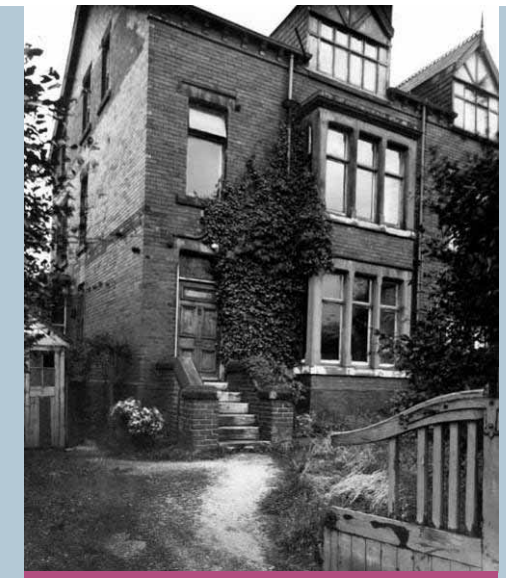
Historic development of the suburb



1921 Ordnance Survey map



1934 Ordnance Survey map



2 Darnley Road in 1945. This was one of the first West Park properties to be constructed and was the home of JR Tolkein between 1924 and 1926 when he was Professor of English Language at Leeds University (Leeds)



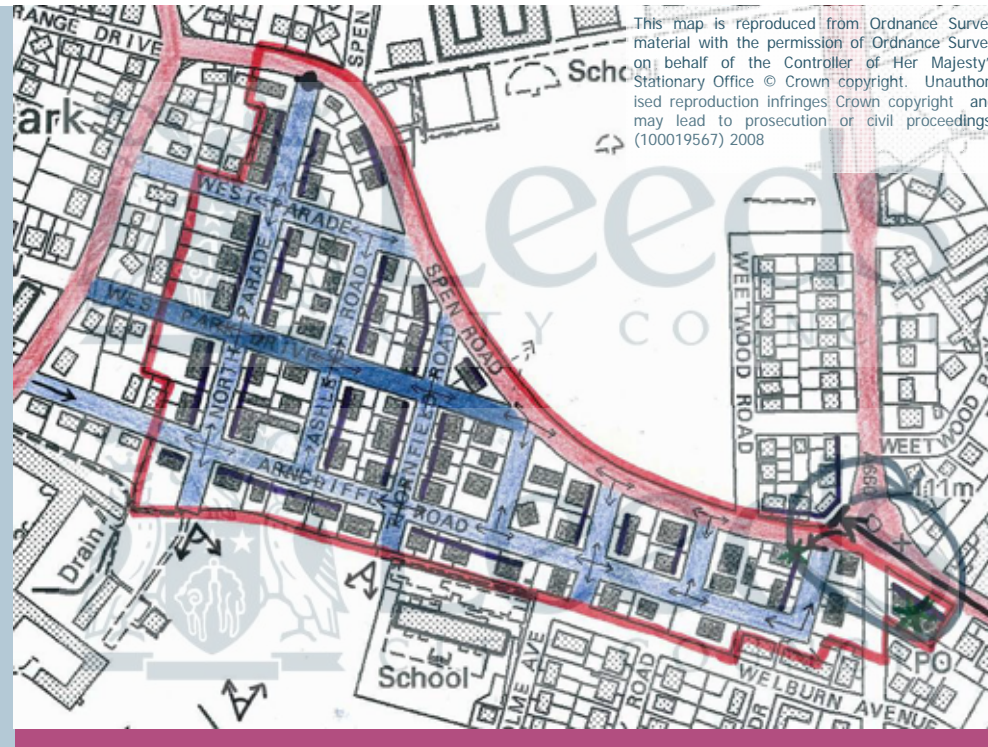
265 & 267 Otley Road, 1937 (Leeds)

Spatial analysis

Settlement form

West Park conservation area has a distinctive grid-plan form that makes a significant contribution to the special character of the area. The layout contributes to the distinctive sense of controlled order, uniform regularity and planned formality. The following features are important characteristics of the settlement form of the area.

- The regular grid of intersecting roads shows the planned nature of the suburb and acts as a strong framework for its character.
- There is a marked contrast between the strict, planned grid and the curving, organic line of Spen Road. This road predates the residential development and has a more relaxed character. Its line gives the conservation area its distinctive shape, reminiscent of the lid of a grand piano!
- The topography is generally flat, almost imperceptibly sloping up from south to north.
- West Park Drive is the principal road and through route of the grid and is wider than the other roads. Unlike the other roads, it has no grass verges, few houses face directly onto it and many of the boundaries are lined with tall hedges.
- The parade of shops on Otley Road forms part of a focal point around the



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Spatial analysis

roundabout area, a gateway to the suburb. The forecourt is the principal public space in the conservation area.

- The blocks formed by the grid of roads are divided into relatively regular building plots reinforcing the sense of order in the area.
- There is a mixture of detached and semi-detached properties, with the more recent addition of a number of apartment blocks. Houses are large, with wide frontages and deep plans, set in the middle of their plots.
- Given the size of the houses, the garden plots are relatively small.



The regular grid-form layout creates an ordered, controlled framework that is a significant part of the distinctive and special character of the area

- Principal roads
- Grid-plan
- West Park Drive - main road of the grid
- North Parade - blocked junction
- Significant build line
- Landmark feature
- Area with special sense of place
- Views
- Vistas
- Terminated views
- Glimpsed views
- Buildings

The curving line of Spen Road stands in sharp contrast to the rectilinear form of the grid development



- Despite the architectural variety that characterises the buildings of the area, they conform to strict shared build-lines, directly addressing the street and adding to the sense of planned control and regulation so distinctive of the area.
- The grid form provides a high level of connectivity and choice of routes for movement through the area. The north end of North Parade, however, is blocked by a former field boundary wall incorporated into the later residential development.

Views and landmarks

- The grid form of the area and its flat topography gives long, uninterrupted views along the tree-lined streets.
- Long distance views out of the conservation area to the surrounding landscape are available to the south, over the sports fields at the back of Arncliffe Road. Elsewhere boundary views are generally tightly contained by the surrounding residential development. There are glimpsed views along Spen Road into the school playing field to the north.
- The parade of shops on Otley Road forms a distinctive landmark along this busy route and helps to define the neighbourhood of West Park.
- The corner turret of 3 Spen Road is a landmark feature at the eastern gateway to the suburb, and part of a wider focal point around the Otley Road roundabout.



The rectilinear grid-form provides uninterrupted views along the tree-lined streets



The parade of shops forms a landmark feature on Otley Road



The corner turret is a feature of the eastern gateway to the suburb



West Park Drive is the main through-route of the grid



A former field wall incorporated into the later suburb, blocks the northern end of North Parade



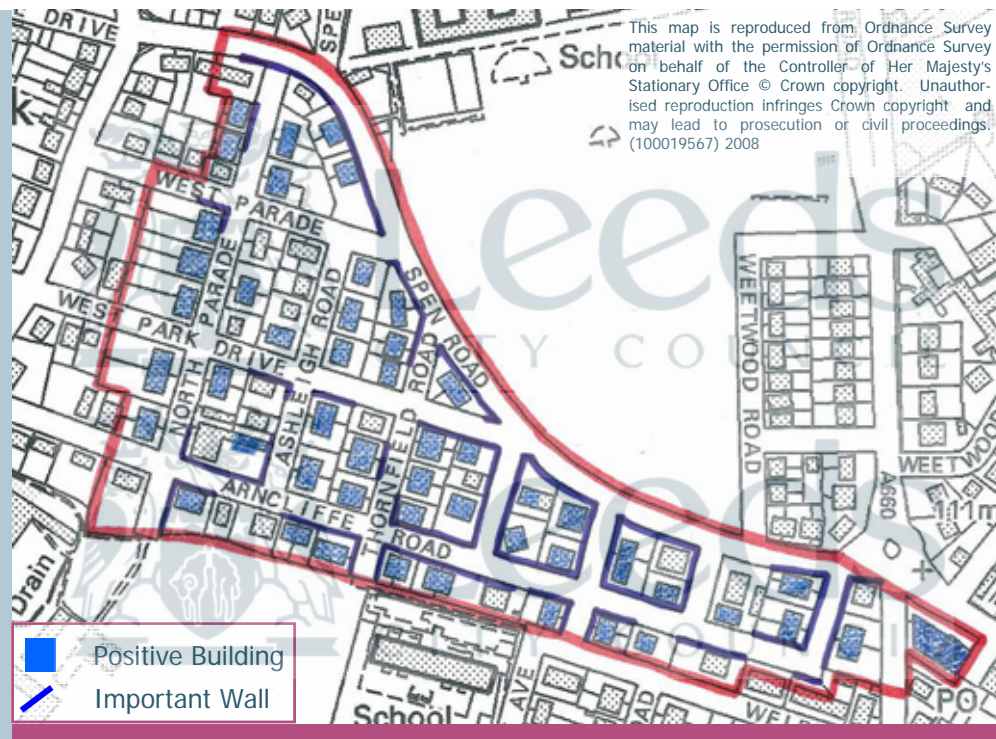
Distant views are available from the southern boundary of the conservation area

Built environment

The built environment of the conservation area is dominated by an homogenous group of individually designed large residences, featuring richly varied *Arts-and-Crafts* derived architectural details.

Some of the earliest buildings form a distinct group that are more *Victorian* than *Edwardian* in style. These red-brick properties, with stone detailing, have a more robust solidity compared to the later buildings. The square stone bay windows of Darnley Road, with stone mullions, stone lintels and sills typify this group. However, the properties also features gabled dormers with Mock-Tudor half-timbering decoration that is a characteristic of the later development. The semi-detached pair at 21 & 23 Arncliffe Road have a mixture of the robust qualities and stone details of the earlier buildings and the *Arts-and-Crafts* inspired details of the wider area.

The parade of shops on Otley Road is the only non-residential structure within the boundary and shares the robust character and materials of the Darnley Road group. The three storied red brick row originated as two separate developments and its stone dressings show subtly different detailing. The distinctive Dutch gables unify the row. Most of the shop fronts have been replaced. However, *Booths Carpets and Furnishings* (No. 265) retains its traditional design with the *ingo* doorway flanked by two display windows that



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Built environment analysis



Buildings are characterised by their *Arts-and-Crafts* derived detailing



The earliest buildings have a robust character featuring stone details



The Dutch gables and stone dressings unify the parade of shops

retain early 20th century stained and textured glass transom-lights.

There are no listed buildings within the conservation area. The majority of buildings make a positive contribution to the character of the area (shaded blue on the built environment analysis figure).

The date of buildings in the area spans the 20th and early 21st century, dating from the initial development between 1892-1906, to the most recently developed apartment blocks of the 21st century.

The most recent buildings of the late 20th/21st century are of mixed success. Some have ignored the essential characteristics of their neighbours, often being smaller in scale, with poor choices of materials, more basic detailing and with poorly designed proportions. Other more successful examples, attempt to reflect the scale and character of their setting.

The following features are important characteristics of the built environment of the area.

- Due to the speculative, plot-by-plot nature of the development there is a **great architectural variety** with each building, or semi-detached pair, individually designed. The shared scale, massing, use of common materials and overall use of an *Arts-and-Crafts*-based vernacular style unify the built environment.
- The large **scale and mass** of the buildings is a defining characteristic of the area. Buildings are almost universally of three storeys. Upper storeys are often contained within attic levels and many are lit by gabled dormer windows.
- The consistent use of common **materials** unifies the varied architectural forms. Red brick teamed with white painted render and black painted mock half-timbering details is common. There is a mixture of half and fully rendered houses. Brick with stone dressings is seen in some of the earliest properties, such as the Darnley Road properties. Tile-hanging, for example to bay windows, is a feature of the area. Roof coverings are of red pantiles or rosemary (flat clay) tiles.
- **Elevations** are characterised by a sense of depth and extensive fenestration and architectural detail. The sense of depth is created by projecting elements such as bay windows, set-forward side wings and

projecting elements of the varied plan forms, external chimney stacks and roofscape variation. Windows and doors are generally large and dominate the elevations.

- **Side elevations** sometimes feature as much fenestration and architectural detail as the principal elevations. This is partially required due to the large depth of the properties but is also an expression of the original affluence of the middle-class suburb.
- Within the framework of large scale and shared materials there is a wealth of variety and individual **architectural detail**. Windows, doors, porches, roofs and boundary treatments are all used as opportunities for architectural enrichment generally with a strong *arts-and-crafts* influence.
- **Windows** - timber casement fittings are common, painted white with some frame and sill details in black. Typical glazing arrangements include large single panes below with smaller divided lights above. Sash windows are less prevalent but are seen in some of the earliest properties, often teamed with stone dressings. Bay windows are common and vary in design including square bays, two storey bays, ground floor bow windows with domed metal coverings and upper floor oriels. Stained glass and leaded lights are common to upper lights, stair windows, fan lights and front doors. Touches of *Art*



Recent development has been of mixed success in terms of responding positively to the character of the area



Buildings are large, generally of three storeys with dormer windows



Common materials unify the diverse architectural designs of the area, with red brick, white painted render and black painted mock half-timbering



Side elevations are active, featuring windows, bay projections and architectural detailing



The roofscape of the area is varied with multiple changes in pitch and angle. Forms include gabled, half-hipped and mansard types. Pantiles and Rosemary (flat) clay tiles are common materials. Chimneys are important.



Booths (265 Otley Road) retains its traditional shop front featuring *ingo* doorway and early 20th century leaded transom-lights. Other shop fronts take little account of the character of the parade as a whole.



Windows, doors and porches are used as opportunities for the high levels of *Arts-and-Crafts* derived detailing that is a key characteristic of the area.

Nouveau style are seen in a number of these decorative panels.

- **Doors** - timber panelled doors with glazed panels and fanlights are common, often painted in strong but relatively sombre colours such as red, green, blue and white. Glass panels include plain and textured glass, leaded lights and ornate, jewel-like stained glass panels.
- **Porches** - are a common feature of the area and display a wide variety of designs and styles. Integral, open fronted porches span between bay window projections, under tiled pent canopies. Timber fret and spandrel details follow typical *Arts-and-Crafts* designs. Substantial flat porch hoods are another common type.
- Some of the **miscellaneous architectural detail** displays a playful character, such as the corner turret of 3 Spen Road and the Dutch gables of the Otley Road parade. Projecting storey bands, dentiled cornices and brick quoin-details are other common architectural details.
- The **roofscape** is varied with multiple changes in pitch and angle. The plan form of the houses, with single and double storey projections, give rise to a multiplicity of additional subsidiary roofs, mostly double pitched and set gable end to the street frontage, but many of the bays and porches have flat roofs with slightly oversailing eaves. There are also hipped and mansard roof styles. Small dormer windows are common,

breaking the roof slope and set well below the ridge line. Substantial chimney stacks with ceramic pots add to the intricacy and variation in the roofscape, as do surviving ornamental ridge tiles, decorative finials and barge boards.

- **Colours and textures** - the common materials of the area dominate the palette with the strong red brickwork, stark against the black and white paintwork and softened by the deep, rich red, green and blue of the panelled doors. The red clay tiles used in the tile-hanging panels and as roof coverings add to the range of textures in the area. These colours and textures of the hard built environment contrast with the important soft landscape element of the area particularly the boundary hedges, verges and mature trees.

Streetscape

Streetscape features contribute to the special character of the area.

- Boundary walls are a defining feature of the area. Low red brick walls, sometimes with stone copings and often teamed with privet hedges follow strong boundary lines. Gateways are modest with brick piers, simple stone capstones and wrought iron or timber gates.
- Streetscape features predating the suburb include the stone field wall cutting across North Parade and the stone gateposts relating to Spen Lane Cottage.
- Most pavements retain stone kerbs, an essential ingredient in the character of the streetscape, some with stone sett gutter channels, often covered by tarmac. There is an area of York Stone paving to the east of Spen Road.
- The forecourt fronting the Otley Road parade of shops has a generally poor public realm treatment that offers scope for enhancement.
- A number of traditional street signs survive which add to the interest and authenticity of the area.
- The red pillar letter box on Spen Road is a positive feature of the area, with another forming part of the public space by the Otley Road shops.



Greenscape analysis

Greenscape

Trees, gardens and soft landscaping form an essential element of the area.

- Trees make a positive contribution to the character of the area. They add a verdant lushness to the suburb and a sense of permanence and maturity. Species are varied but are typically deciduous and include lime, sycamore, beech, copper beech and horse chestnut. Most are within private gardens but there are a number of important specimens by the parade of shops and along the verge at Spen Road.

- Apart from West Park Drive, all the roads have narrow grass verges which add colour and soften the hard landscape.
- The wide verge and tree lined boundary along Spen Road form a strong boundary to the conservation area with glimpsed views to the sports field of Lawnswood School.
- Although gardens are relatively small compared to the size of properties, they are an essential part of the area's character. Hedges, trees and mature planting all contribute to the leafy nature of the suburb and add a relaxed calmness to the area.

Management Plan - Opportunities for management and enhancement

There are a number of features, issues and threats that detract from the special character of West Park. Addressing these issues offers the opportunity to enhance the conservation area. Positive conservation management measures will promote the ongoing protection of the area's special character.

There are also opportunities to celebrate, promote and make more accessible the special character and historic interest of the West Park conservation area. For example a guide to the area could explore its historic and architectural interest and further research into the development of the suburb and its past inhabitants is likely to yield interesting information.

Establishing a local list

The absence of listed buildings in the conservation area does not reflect the local importance of the buildings. English Heritage, PPG15 and the Heritage Protection White Paper *Heritage protection for the 21st century* encourages local authorities to establish lists of locally important buildings and to formulate local policies for their protection.

As part of the ongoing Heritage Protection reforms, English Heritage will produce criteria and good practice guidance for such local listing. This appraisal identifies positive buildings that could form the local list for the conservation area.

Action: Move to establish a list of locally significant buildings and policies for their protection.

Protecting surviving traditional architectural details

Given the absence of listed building protection, incremental loss of traditional architectural detailing is an ongoing threat to the character of the conservation area. The replacement of windows, doors, traditional wall surfaces and roof coverings with inappropriate materials and designs negatively affects both individual buildings and the wider streetscape and can affect house prices.

An Article 4(2) Direction should be considered to address this threat. Such directions work by removing certain permitted development rights, bringing greater control over changes that materially affect the external aspects of unlisted dwelling houses, for example replacement doors and windows, porches and the demolition or alteration of boundary treatments. Such directions can only be used where there is public support and evidence to show that normally permitted developments would damage an interest of acknowledged importance.

Surviving traditional features should be maintained and sympathetically repaired. In the identified positive buildings, the replacement of any inappropriate, poorly detailed fixtures and fittings is encouraged.

Boundary walls and gates form an important part of the area's character and loss of these features would also negatively affect the conservation area.

Action: Encourage the protection of surviving historic detail and the reinstatement of appropriately detailed fittings in the defined positive buildings. Consider an Article 4(2) Direction.

Sensitive new development in the conservation area

Successful new development in historic areas will:

- *Relate well to the geography and history of the place and the lie of the land*
- *Sit happily in the pattern of existing development and routes through and around it*
- *Respect important views*
- *Respect the scale of neighbouring buildings*
- *Use materials and building methods which are as high in quality as those used in existing buildings*
- *Create new views and juxtapositions which add to the variety and texture of their setting.*

Cabe and English Heritage, 2001, 'Building in Context: New development in historic areas'



Incremental loss of traditional detailing erodes character. An Article 4(2) Direction should be considered to control this threat.

The insensitive subdivision of the large properties into apartments and demolition of original properties for a more intensive redevelopment of plots are threats to the character of the area.

To be successful, any future development needs to be mindful of the local character of the area, while at the same time being distinctly of the 21st century and addressing contemporary issues such as sustainable development.

The potential negative impact of multiple occupancy is another threat to the area. In general, conversion of properties to multiple occupancy will only be acceptable when the property is otherwise found to be uneconomic and the conversion is carried out in a sensitive manner.

Action: All new development should be sustainable, high quality, well designed 21st century architecture that responds to its



Shop front and public realm improvements would enhance the Otley Road shops

context in terms of urban design (eg layout, density and spatial separation) and its architectural design (eg scale, form, quality of materials and building methods).

Shop front enhancements

A targeted shop front improvement scheme for the Otley Road parade would enhance the area. The original unity of the parade has been eroded by replacement shop fronts that fail to respect the architectural integrity of the terrace. One traditional shop front survives which makes an important contribution to the conservation area and every effort should be made to retain it.

Design guidance and strong control over replacement shop fronts is required to ensure that future changes reinstate a sense of the original unity of the parade. Shop fronts should be of high quality design and appropriate to the character of the parade, taking into account scale, form and materials. The

surviving traditional example provides a good source of inspiration for any future proposals.

These improvements would help instil a sense of quality and attractiveness to the area, ensuring that the ground floor shop fronts equal the surviving quality and integrity of the upper storeys. Improvements to the buildings should be complemented with public realm improvements to the forecourt area (see below).

Action: Promote and encourage shop front improvements to regain the integrity and unity of the Otley Road parade and enhance the sense of quality of the area.

Public realm enhancements

The public realm of the conservation area offers a number of enhancement opportunities.

The forecourt area of the Otley Road parade of shops could benefit from a targeted public realm scheme, in particular addressing the surfacing of the area and street furniture provision. Such a scheme, together with stronger control over the shop frontages, has the potential to significantly strengthen and enhance this important focal point.

The stone kerbs and sett-lined gutter channels have been removed in places or concealed by tarmac. Reinstatement of these features would enhance the special character of the area. The textured paving laid at junctions to assist the visually impaired is poorly detailed and in places poorly laid. Any

future replacement should be carried out using a more appropriate choice of materials.

The surviving painted cast iron street name signs should be maintained and repainted and not replaced with modern street signs.

Action: Promote public realm enhancements within the conservation area as opportunities arise. Ensure that future public realm works respect and enhance the special character of the conservation area.

Traffic management

Generally the streets of the area are very quiet, however, in sharp contrast West Park Drive is a busy route with particular perceived pressures at the junction of West Park Drive and Spennings Road and the egress from Greenhead Road.

If further traffic management is found to be necessary, any measures would need to be sensitively designed in order to avoid negatively impacting on the special character of the conservation area. The Neighbourhood Design Statement suggests tree planting along West Park Drive to complement any future traffic calming.

Action: Ensure that traffic management measures impact as little as possible on the special character of the area.

Tree management

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

Consideration of tree planting should form part of any redevelopment proposals in the area. Future planting has the potential to enhance the appearance of a number of developments that currently appear bare and under-landscaped.

Trees provide an important source of urban cooling and their protection and planting is going to be an increasingly important element of the Council's approach to climate change adaptation.

Action: Develop a tree strategy to guide future positive management.

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Historic Ordnance Survey maps - www.old-maps.co.uk

Leeds City Council online historic photograph archive - www.leodis.net

Secret Leeds - www.secretleeds.com

West Park Resident's Association - www.westparkresidents.org.uk

Sources of further information

Central Library (Local & Family History Section), The Headrow, Leeds LS1. Tel 0113 247 8290 email: localstudies@leeds.gov.uk website: www.leeds.gov.uk/library

Leeds Civic Trust, Leeds Heritage & Design Centre, 17-19 Wharf Street, Leeds LS2 7EQ Tel: 0113 243 9594 Email: office@leedscivictrust.org.uk website: www.leedscivictrust.org.uk

Victorian Society (West Yorkshire Group), Claremont, 23 Clarendon Road Leeds LS2 9NZ (postal address only)

West Yorkshire Archaeology Service, Newstead Road, Wakefield WF1 2DE Tel 01924 306810 email: wysmr@wyjs.org.uk website: www.arch.wyjs.org.uk

West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds LS7 3AP. Tel 0113 214 5814 email:

leeds@wyjs.org.uk website: www.archives.wyjs.org.uk

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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 are no longer "permitted development" and will require planning permission. Examples are rear dormer windows, external cladding and most satellite dishes on front elevations.
- 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 the special qualities of the area.

What is the purpose of this appraisal?

This appraisal and management plan 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 West Park by:

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

This appraisal follows the current guidance set out by English Heritage in the 2006 publication 'Guidance on conservation area appraisals'.

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:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Guidance 15: Planning and the Historic Environment
- Planning Policy Guidance 16: Archaeology and Planning
- The Yorkshire and Humber Plan (The Regional Spatial Strategy) May 2008, particularly Policy ENV9 Historic Environment
- Leeds City Council, Unitary Development Plan Review 2006, particularly policies N14-22, Chapter 5 Environment in Volume 1 and Policies BC1-9, Appendices A3 Building Design, Conservation and Landscape Design and A4 Archaeological Policies in Volume 2
- Leeds City Council, Local Development Framework, emerging framework that will ultimately replace the Local Plan.

Community involvement and adoption

Previous consultation has taken place on the proposal for a conservation area at a public exhibition for the Neighbourhood Design Statement in April 2004. During the production of the Peter Baker Associates draft appraisal a detailed 'walkabout' survey was carried out by the local residents on 18th March 2006 and the findings were reported to the AGM of the West Park Residents

Association on 5th April 2006. A draft version of this appraisal went through a four week public consultation process that included:

- A drop-in exhibition and discussion opportunity on 20th September 2008 at St Chad's Church, Far Headingley 12 - 2pm.
- Direct mailing to all residents and businesses within the conservation area
- Direct mailing to all identified stakeholders and interested parties
- Access to a paper copy of the draft appraisal and response forms at the local library
- Internet access via the Council's webpage to the appraisal and response forms
- Local publicity to advertise the consultation.

All consultation responses were evaluated and the appraisal was amended where appropriate. The Open Panel report to the Planning Board sets out the comments received and the actions undertaken as a result. This document was formally adopted following approval at the Planning Board meeting 23 October 2008 and became operational as non statutory planning guidance from 10 November 2008. It is a material consideration in the planning process.

This document is available to view and download on the Council's website - www.leeds.gov.uk