



Weetwood 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

Weetwood

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



Approved as a material consideration in the determination of planning decisions - 9 August 2010

Summary

Summary of special interest

Nowhere is the flavour of the affluent suburban world of Leeds's [19th century] bankers, industrialists and merchants better preserved. Leach & Pevsner, 2009

Weetwood conservation area covers a wealthy suburb of Victorian villas set in spacious wooded grounds developed in the second half of the 19th century.

The surviving woodland of the area recalls an earlier landscape as does Weetwood Hall, the earliest surviving mansion dating to 1625.

The once private houses are now converted for alternative uses. Many are used as University of Leeds Halls of Residence and private apartments. Despite this change of use and the significant infill development that has taken place in the landscaped grounds the area retains its special character.

Key characteristics:

- The steeply sloping valley side of the Meanwood Beck defines the western edge of the conservation area. The woodland here represents the remains of the ancient woods that, together with Meanwood on the opposite side of the Beck, dominated the landscape for millennia.
- The settlement form of the area is dominated by the mansions set within their spacious landscaped grounds.
- Views of the villas are limited from the roadside but their elaborate gateways with gatelodges act as focal points along Weetwood Lane and Otley Road.

- Long distance views to the countryside beyond the Ring Road give the northern end of Weetwood Lane a more rural character compared to the views into the Far Headingley area to the southern end.
- The substantial Victorian mansions feature high levels of architectural ornamentation in gothic revival and vernacular revival styles. High quality materials include the common use of the local gritstone in ashlar and as squared and coursed masonry.
- The 17th century farmhouse of Weetwood Farm and a number of barns at the northern end of Weetwood Lane recall the earlier agricultural landscape.
- The woodland, surviving elements of the landscaped grounds of the mansions, in particular the boundary belts and mature trees form a dominant element of the special character.

Summary of issues and opportunities

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

- Resist inappropriate infill development and loss of garden settings.
- New development must respond sensitively and creatively to the historic environment.
- Respect the character of historic buildings by maintaining and sympathetically repairing surviving historic features. The replacement of inappropriate fixtures, fittings and adaptations is encouraged.
- Retain historic boundary treatments and ensure new boundary treatments preserve and 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.
- Ensure the historic environment plays a positive role in addressing climate change.
- Ensure that the introduction of microregeneration equipment does not harm the special character and appearance of the conservation area.
- Protect the important contribution woodland and trees make to the special character of the conservation area.
- Development should have regard to the archaeological record and where necessary include an element of archaeological investigation and mitigation.
- Promote and celebrate the special architectural and historic interest of the conservation area.
- Ensure that the setting of the conservation area is considered as a material consideration within the planning process.



Weetwood retains the character of a late 19th century wealthy suburb



Mansions are set in large grounds with impressive gateways with lodges

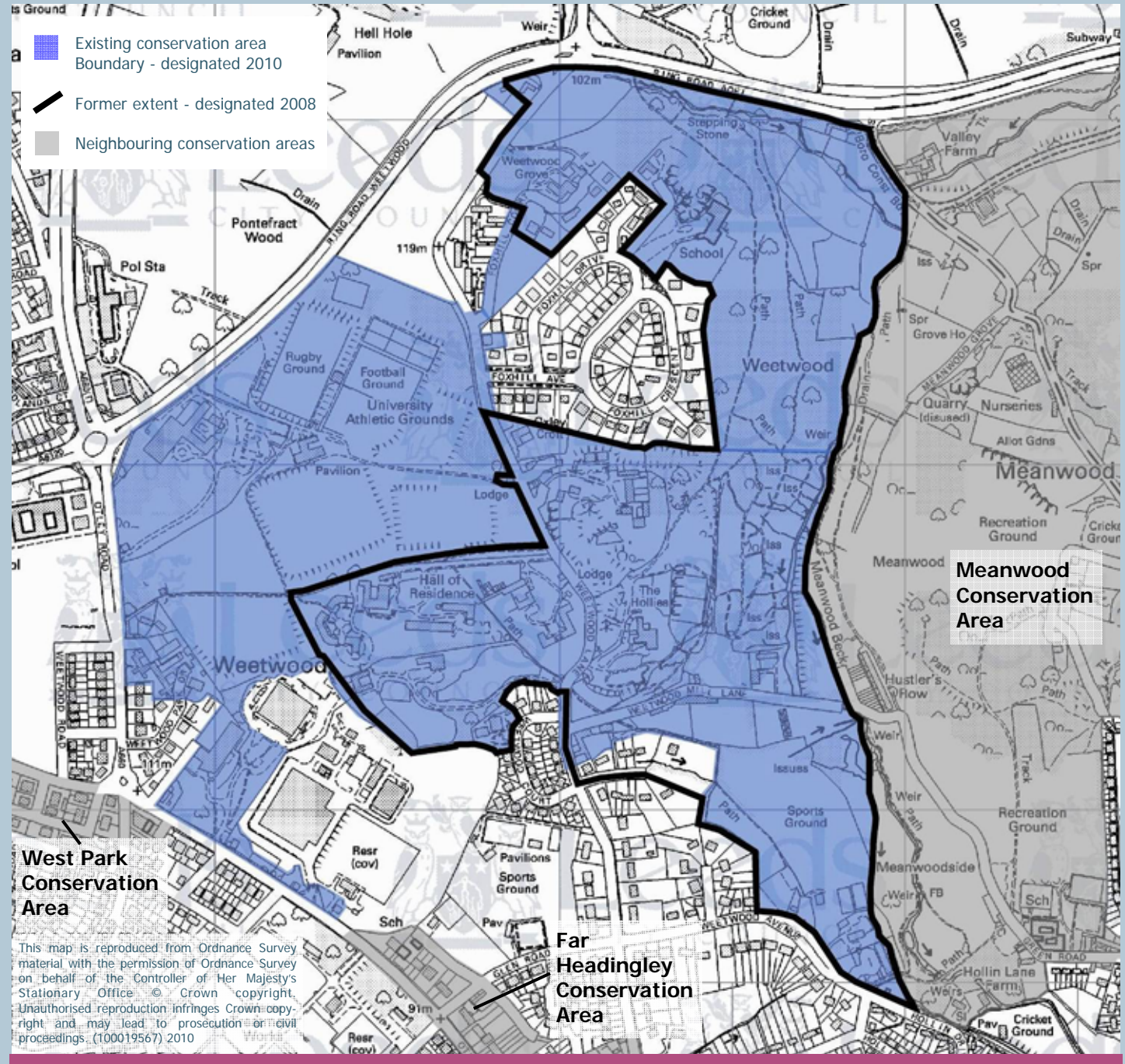


The surviving woodland recalls the ancient landscape and adds to the arcadian character of the area

Extent of the conservation area

The Weetwood area was first designated as a conservation area in 1986 when it formed part of the *Meanwoodside Conservation Area*. In December 2008 this conservation area was split into the *Meanwood Conservation Area* to the east of Meanwood Beck and *Weetwood Conservation Area* to the west. In 2010 as part of the appraisal process the boundary was reviewed and the following modifications were made to ensure that the conservation area best represents and protects the special architectural and historic interest of the area:

- An extension to include Weetwood Hall dating to 1625 and the remains of Weetwood Park.
- An extension to include Weetwood Mount an unlisted mansion dating to the late 19th century.
- An extension to include Spensfield and a number of lodges dating to the late 19th century.
- An area of exclusion to remove part of Weetwood Crescent, a 20th century cul-de-sac development.
- An extension to include positive buildings of an historic farm complex.
- An extension to include the former lodge and landscaping related to Fox Hill and Weetwood Grove.



Location and context

Weetwood Conservation Area is located north of Leeds city centre, and lies just beyond the inner urban suburbs of Kirkstall and Headingley with the Ring Road marking its upper extent. To the west lies the A660 and to the east the B6157, although the only road through the conservation area is Weetwood Lane.

Weetwood developed from the mid 19th century as a wealthy suburb of large mansions set in private landscaped grounds. Today many of these properties are now owned by the University of Leeds and have been converted for use as Halls of Residence. Others have been converted as private apartments.

The conservation area is heavily wooded and is an important area of greenspace within this part of the city. Meanwood Conservation Area lies to the east and the University athletic grounds to the west, and together these mark the beginning of an urban green corridor which opens out into agricultural land to the north of Alwoodley.

The Far Headingley, Weetwood and West Park Neighbourhood Design Statement of 2005 provides further design and planning guidance for the area.



The heavily wooded area of Weetwood and neighbouring Meanwood sit in obvious contrast to the surrounding residential suburbs and are important in linking the city's suburbs with the surrounding countryside

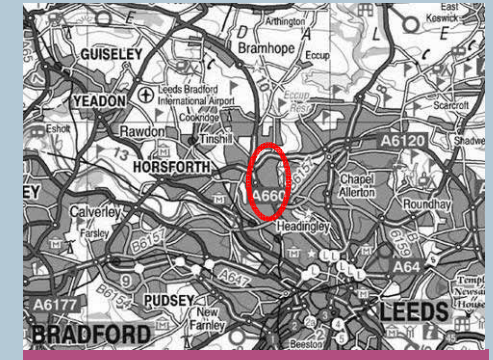
Geology, topography and landscape setting

The Weetwood conservation area is located on a geology of sandstone and millstone grit. The hard coarse sandstone was quarried within the conservation area and provided much of the local building material present in many of the historic buildings.

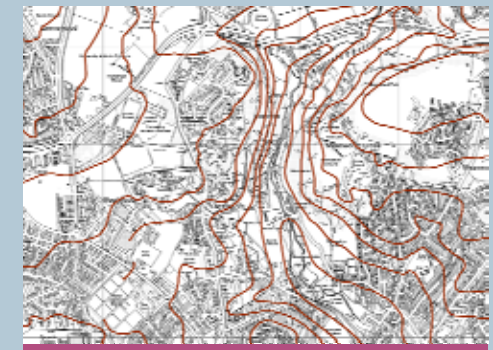
Weetwood is located on the western side of the narrow, wooded Meanwood Valley. This valley follows the course of Meanwood Beck with the land rising

steeply on each side. Weetwood Lane climbs to the higher ground of the Foxhill area before descending towards the Ring Road at the north.

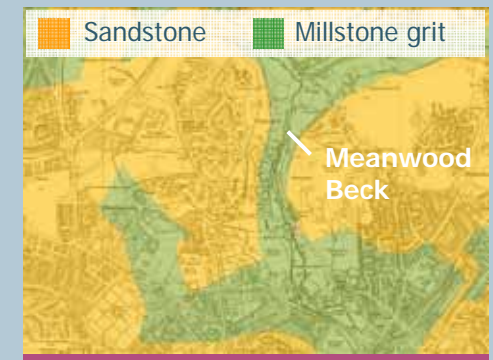
The immediate setting of the conservation area includes the wooded Meanwood Park to the east, late 19th and early 20th century suburban development of Far Headingley, West Park and Lawnswood to the south and west and surviving open countryside to the north and north west beyond the Ring Road.



Weetwood in its wider setting



The dramatic valley topography is an important part of the character of the area



The underlying geology mirrors the topography and has provided the characteristic local stone

Historic development

Much of the historic development information is taken from David Hall's *Far Headingley, Weetwood and West Park*, 2000.

Early activity

Evidence of prehistoric activity in the area comes from the discovery of a number of prehistoric flint implements from the Meanwood Valley. Mesolithic flints (c8,000 - 4,000 BC), a Neolithic stone axe (c4,000 - 2,000 BC) and a Bronze Age flint thumb scraper (c2,000 - 800 BC) have all been found in the area.

There are no known Romano-British sites within the conservation area. The most significant nearby Roman find was the discovery of a coin hoard at Sugar Well Hill at the turn of the 20th century. This consisted of 36 coins dating from between 260-273 AD.

Medieval Weetwood - the Kirkstall Abbey connection

The earliest record of Weetwood comes from a legal ruling dating to 1240 confirming the absolute rights of the 'Whettwoods' to the Abbot of Kirkstall Abbey. As well as the valuable resource of timber from the woods, the monks also received rents from tenant farmers, worked quarries, had two iron bloomeries and a corn mill in the valley.

'Whettwoods smethe', later known as Smithy Mills and now Valley Farm, was the site of one of the bloomeries where iron was smelted before being taken to be refined at the forge in the abbey precinct. The site is to the immediate east of the conservation area in

Meanwood Conservation Area. The site of the corn mill is thought to be Stone Mill Court (previously known as Highbury Works) to the south of Meanwood Conservation Area.

Weetwood at the Dissolution

At the dissolution of the monasteries in 1539 the Abbey's land holdings were seized by the crown and subsequently granted to Archbishop Cranmer by Edward VI. Following his 1556 martyrdom for heresy by Mary, Elizabeth I made some reparation in 1568 by restoring the Abbey estate to his son. In 1583 he sold off all his Headingley interests initially to Sir Thomas Cecil. *'All the woods called Whitwoods alias Weetwoods'* were subsequently acquired by William Arthington Esquire of Arthington and Adel.

The Weetwoods of 1583 were broadly bounded by Headingley Moor in Headingley Manor on the south side, 'Lemeenewude' being Meanwood in Chapel Allerton Manor to the east, the Lawn Wood to the north and the New Grange estate to the west.

Arthington had purchased the Manor of Adel from the Crown at the dissolution and had seized the opportunity in 1583 to purchase the valuable timber of the Weetwoods. Weetwood Lane runs between the woods and Arthington's extensive Adel estate and may date from this period.

Arthington, however had overstretched himself financially and quickly had to mortgage three quarters of his new holding, and sell the remaining quarter.

An area just north of Headingley Moor was sold to Richard Meynell of Thirsk. Meynell built himself a house probably on the site of the later Weetwood Hall.

17th and 18th century Weetwood

In 1620 Daniel Foxcroft of Halifax bought the Meynell property and in 1625 built himself a new house befitting a rich Yorkshire merchant. This was Weetwood Hall which survives today and bears the date 1625.

A cloth fulling mill is mentioned in Foxcroft's settlement papers of 1639. This is thought to have been on the site of the later Weetwood Mill sometime paper mill (from the 1790s), bleach house and finally 19th century dye works prior to its closure and demolition. Today the site is remembered in *Weetwood Mill Lane* and the old mill pond and a number of leats fed by Meanwood Beck survive.

Manklin's Farm is also mentioned to the south of the mill. The original farmhouse is thought to have been on the site of the present day Hollin House and much of the farm land was built on to create the Hollin estate.

Weetwood Farm is likely to be another early development in the wood and its buildings survive today, 90-92 Weetwood Lane. Described as ancient in the 1790s, it included a tannery by 1735.

Sandstone quarrying formed an important part of the local economy. The remains of Weetwood Quarry are visible in the grounds of Quarry Dene and The Hollies.



The ancient landscape was dominated by woodland recalled today the place names 'Weetwood' and 'Meanwood'



Weetwood Hall dates to 1625 and is the earliest surviving mansion in the conservation area



17th century and later buildings of Weetwood Farm survive



Extract from the 1st edition Ordnance Survey map of c1892, 1: 2,500

The Foxcroft line came to an end in 1741 and subsequently the southern part of the estate, excluding the Hall, was bought by Sir Henry Englefield Bart. The Hall became the home of a number of distinguished families passing to the Beckett family through marriage and subsequently leased by

them until the freehold was conveyed to Leeds University in 1919.

19th century Weetwood - the mansion suburb

In 1832 a cholera epidemic hit Leeds killing over 700 hundred and prompting action over the town's water supply. In

1837 the Leeds Waterworks Company began construction of Weetwood Reservoir to the south east of the Hall. This was a system of 17 filter beds designed to filter the town's water on route from Eccup Beck to storage at Woodhouse reservoir. The line of the conduit feeding the reservoirs is marked on the 1851 Ordnance Survey 6" first edition running broadly parallel with the Beck and carried over a tributary valley via an aqueduct to the north of the conservation area.

In 1837 an Act of Parliament was passed creating a new Turnpike Trust with responsibilities for 'repairing, maintaining and improving the line of the road from Leeds to Otley'. This saw the upgrading of the existing length of Otley Road to its junction with Spen Lane and the creation of a new length of road to the north passing to the west of Weetwood Hall through Lawnswood to Bramhope.

From the early 19th century the township of Headingley had become a popular retreat for the wealthy merchants of Leeds. They initially built imposing villas at Headingley Hill escaping the pollution of the booming town for the fresh air of the nearby countryside. The sale of 280 acres of Englefield land in 1858 provided the opportunity for villa development at Weetwood. Affluent bankers, industrialists and merchants from Leeds and Bradford transformed the area into a wealthy suburb. Eminent architects of the day designed fantastical gothic - revival villas and mansions set in landscaped grounds with gate lodges



Bardon Grange, c1860, designed by Cuthbert Broderick for William Brown a Bradford cloth merchant



Fox Hill, 1863, designed by George Corson for William Tetley, son of Joshua of brewing fame



Spenfield, built between 1875-77, designed by George Corson for James Oxley, banker

Some 19th century Weetwood mansions, their architects and owners

Bardon Grange - c1860. Designed by Cuthbert Broderick for William Brown, a Bradford cloth merchant and manufacturer. Acquired by the University of Leeds in 1920. Brown's son lived at The Hollies built in 1864 and designed by WH Thorp.

Oxley Hall - c1861. Originally known as Weetwood Villa. Designed by John Simpson former assistant to Cuthbert Broderick for Henry Oxley, a wealthy Leeds banker. Gifted to Leeds University in 1920 becoming a Hall of Residence.

Fox Hill - 1863. Designed by George Corson for William Tetley, son of Joshua founder of the brewing business. Now Moorlands School.

Bardon Hill - Built between 1873-1875. Designed by John Simpson for his cousin Thomas Simpson, a Leeds solicitor. Later acquired in 1899 by Joseph Pickersgill a self-made millionaire businessman who had made his fortune as a racehorse owner, turf commission agent and property speculator. He built a magnificent stable block to house prize horses. Following its auction in 1920 the house became the residence of the Roman Catholic Bishops of Leeds. Later becoming a school and now developed for housing.

Spensfield - Built 1875-1877. Designed by George Corson for James Oxley, son of Henry Oxley of Weetwood Villa. Later offices for Leeds Waterworks. Sold in 1997 to Greenalls plc. The Village Hotel was built in its grounds.

and impressive tree-lined drives. The mansions required a large staff of servants to function and some were semi-self-sufficient such as Bardon Hill with its kitchen garden, cow house, piggeries and fowling noted in the sales particulars of 1899. This was the heyday of Weetwood with many of Leeds' most wealthy and influential families making the area home.

20th century to present day Weetwood - The University

Following the First World War the families of the Weetwood mansions found that life had changed forever. The woollen industry central to the economy of Leeds fell into decline and the upkeep of the mansions and their armies of servants became more costly.

The 1920s saw the sale or gifting of many of the properties. From this period onwards the houses ceased to be family homes and were converted for alternative uses. The University of Leeds was the main beneficiary with many of the houses becoming Halls of Residence. Others were put into use as retirement homes, private schools, a sanatorium, company offices, a country club and as hotels and conference venues.

The 1920s also saw the construction of the Ring Road with a new road built between the north end of Weetwood Lane and Otley Road in the grounds of Weetwood Hall.

The sales of the '20s also stimulated the subdivision and development of the large grounds of the mansions. By the 1938 Ordnance Survey map the



Extract from the 1:10,000 Ordnance Survey map of 1938

university had laid out sports fields in Weetwood Park and the exclusive Foxhills development of large detached houses was underway. Weetwood Court and Weetwood Crescent were also in progress. The flats of Foxhill Court followed later, built between the 1956 and 1968 map editions.

The growth of the university has seen further intensification of development with the addition of late 20th and early 21st century accommodation blocks in the grounds of its properties.

Character Analysis: *Spatial Analysis*

Settlement form

- To the west of the conservation area the steep sided valley topography of the western slopes of the Meanwood Valley dominates the character of this wooded area. Steep pathways lead to the footbridges crossing the Beck.
- Weetwood Lane is the principal route through the conservation area. Its narrow, winding course ascends to the high ground of the Foxhills and then descends to the Ring Road.
- The settlement form of the area is dominated by large detached properties set in spacious grounds. Properties are set back from the road and often hidden from view. There has been significant infill development within the former grounds.
- Weetwood Farm retains its farmyard form with ranges of cottage rows and converted agricultural buildings.



Views are contained by boundary trees and focus on gate lodges

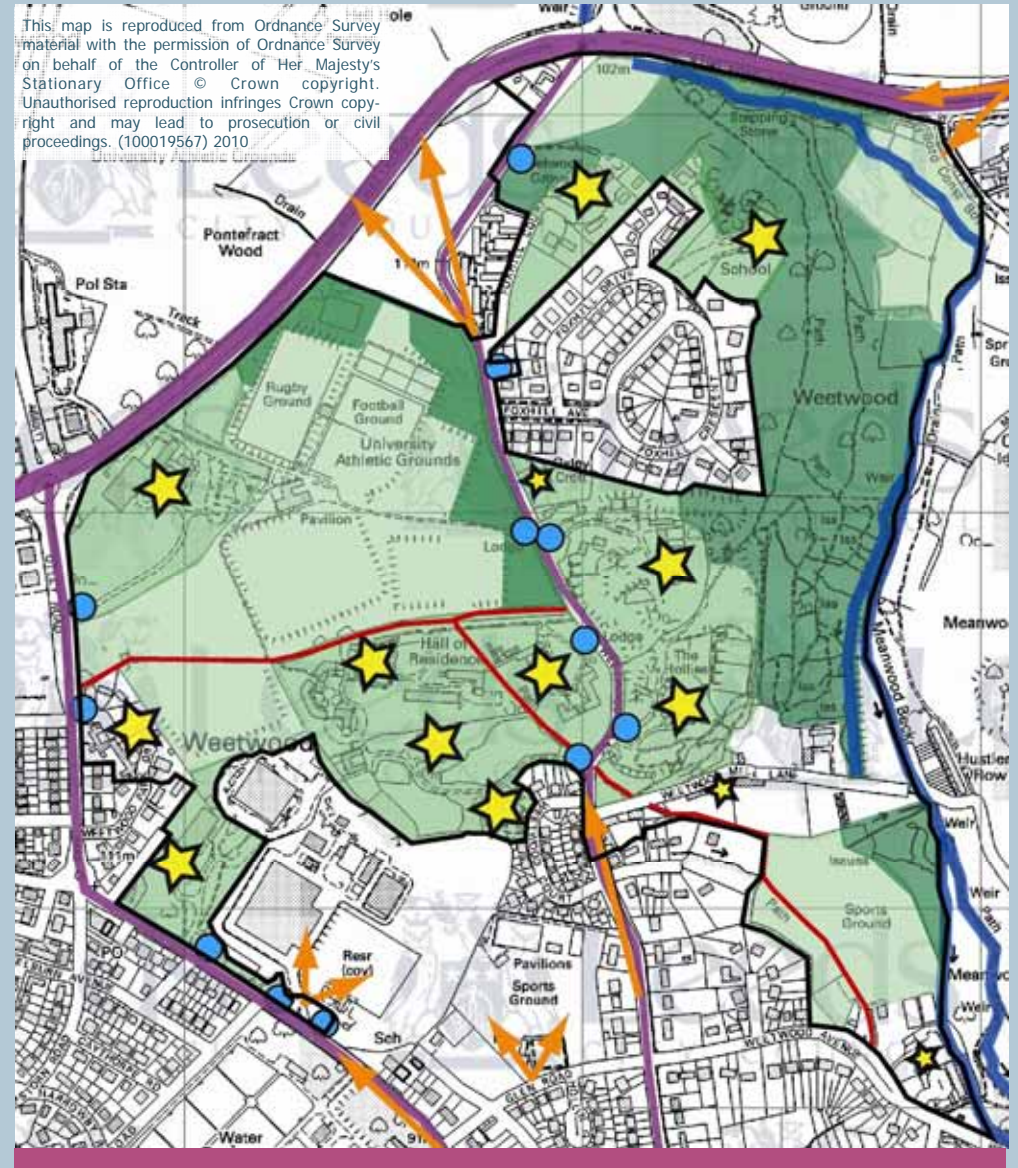
- Residential development along Weetwood Mill Lane is of a smaller grain. Weetwood Gardens forms a cluster of buildings fronting onto the secluded no-through road.
- The open sport grounds to the west and south add to the spacious character of the area.

Key views and landmarks

- Views progressing up Weetwood Lane are tightly contained by the rising topography, boundary walls and tree belts. Gate Lodges and gateways are the main focal points and act as local landmarks. Only glimpsed views of the elaborate mansions are available often featuring their elaborate roof lines with turrets and acute gable details.
- Long distance views across the Ring Road to the surrounding countryside are available from the high ground of the Foxhill area. These views give this part of the conservation area a more rural character than the southern edge which is dominated by suburban development.



Views to open countryside give the northern edge a more rural character



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Built environment

Weetwood's built environment is dominated by the Victorian stone mansions developed from the mid to late 19th century. There are also earlier survivals predating this wealthy suburb including the 17th century Weetwood Hall and buildings relating to the historic agricultural character of the area such as the 17th century remains of Weetwood Farm.

There are 21 entries for listed buildings of 'special architectural and historic interest within the conservation area. A number of these refer to more than one property and the entries may also include curtilage structures and boundary treatments. Weetwood Hall and Spensfield Hall are listed Grade II* denoting their particular importance and 'more than special interest'. The remainder are Grade II listed structures.

In addition, there are unlisted properties that make a positive contribution to the character of the area.

Materials

The area has a mixed palette of materials. The earliest buildings in the area are of the local sandstone and millstone grit used as squared and coursed masonry with stone slate roofs.

The mid and late 19th century mansions, their lodges and service buildings are also predominantly of local gritstone used as ashlar and squared and coursed masonry. Half-timbering is also used particularly to the upper floors

Positive Buildings

Unlisted structures that make a positive contribution to the character of the conservation area are shaded green. The 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.

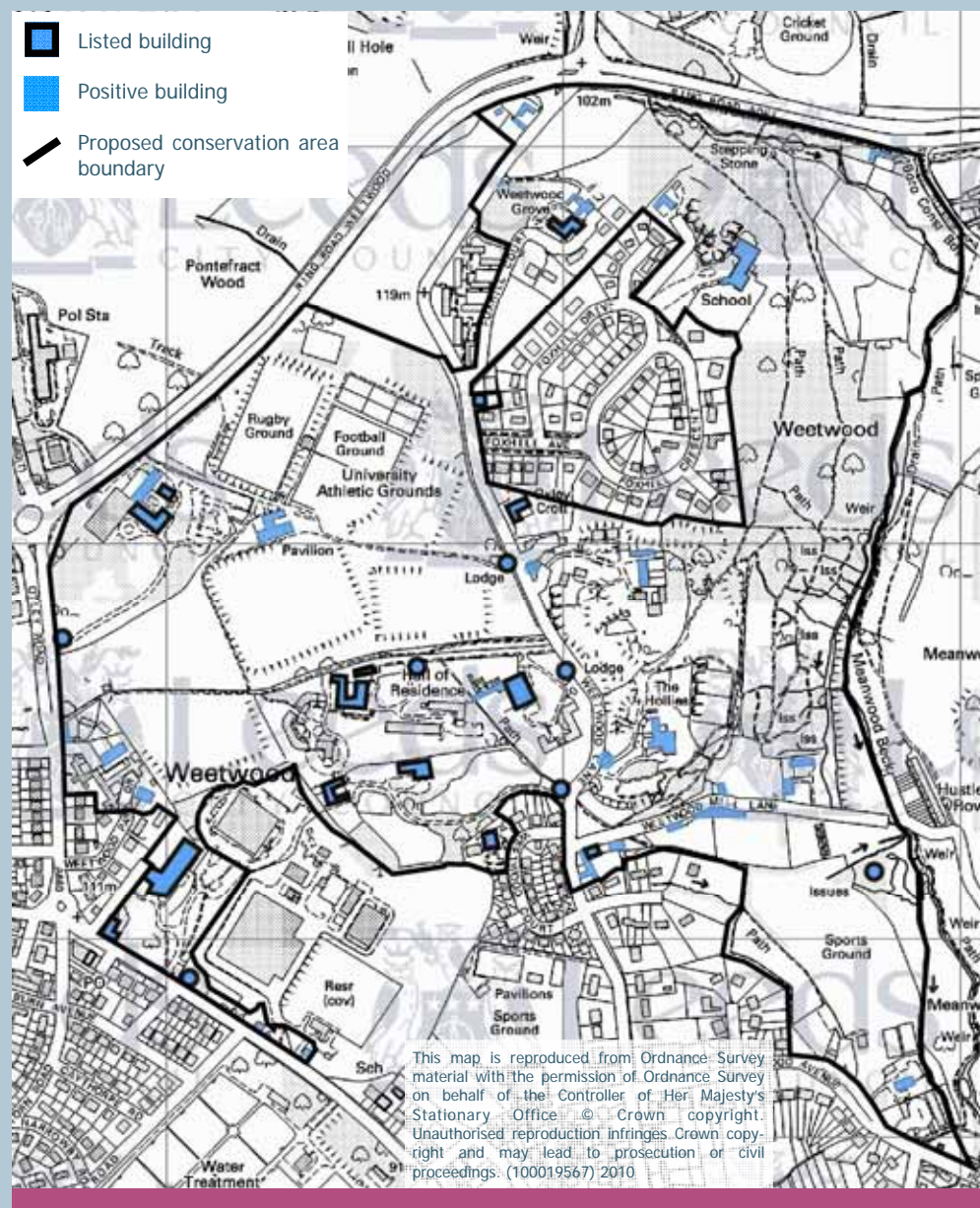
There should be a presumption in favour of the retention of positive buildings in all but exceptional circumstances.

of the ancillary buildings. Roofs are of blue and grey slate with red tile to some of the lodges.

Important architectural groups

The Mansions:

- The high Victorian mansions of Weetwood are elaborately detailed Gothic Revival and Vernacular Revival stone properties. Originally family homes they have now been converted for alternative uses including University Halls of Residence, private schools and as apartments.





Ionic doorway detail with 1625 date stone, Weetwood Hall



The villas feature high levels of architectural detail, such as here at Weetwood Mount



Service buildings are an important part of the built environment, as here at Bardon Grange

- These substantial properties are often of three or two and half storeys.
- Many of the properties are the work of distinguished architects including: Cuthbert Broderick, WH Thorp, John Simpson, George Corson.
- The mansions combine high quality materials and high levels of architectural detail and enrichment. Roofscapes are elaborate with turrets, dramatic gable details, decorative fish-scale slate detailing, ridge tiles and finials, bargeboards and tall, ornate chimneys.
- Weetwood Hall is the earliest mansion house. Built in 1625 it is now much altered with the original building forming part of a hotel and conference centre. However, it retains its architectural integrity and is characterised by a plain austerity of simple design compared to its flamboyant neighbours.

Service buildings:

- The service buildings form an important part of the properties. Stable blocks, coach houses and service yards are all significant elements of the historic built environment. Many are of the same high quality design and materials as the principal houses. For example, the stable block at Bardon Hill is particularly fine and listed in its own right. It is a lasting link to millionaire horse racer and 'bookie' Joseph Pickersgill.

The lodges and boundary treatments:

- The lodges and boundary treatments are the public face of the mansions. The small lodge buildings are of the same highly detailed gothic and vernacular revival styles as the main houses and of the same high quality materials. They are small in footprint and of one and a half to two storeys.
- Impressive gateways include elaborate stone gate piers, capstone and finial details with ornate iron gates and railings.
- Stone boundary walls encircle the former landscaped grounds with vegetation and tree belts behind providing a high degree of privacy.

Infill development:

- A substantial amount of infill development has taken place in the grounds of the mansions. The most successful schemes have deferred to the historic buildings, retained landscape features and trees and reflected the quality of the surroundings in terms of design and materials.

Earlier survivals:

- Buildings survive that pre-date the 19th century wealthy villa suburb. The 17th century farmhouse of Weetwood Farm and an 18th or 19th century barn at the north of Weetwood Lane recall the earlier agricultural character of the area.



Impressive gateways with lodges are the public face of the mansions, Weetwood Hall



There has been a lot of infill development in the garden plots



Agricultural buildings at the north end of Weetwood Lane recall an earlier landscape

Streetscape

There are few historic streetscape features within the conservation area.

- The survival of historic surfaces, such as York Stone pavements and kerbs, is not a feature of the general streetscape. It is likely that historically roads here were simply metalled without defined pavements.
- Street furniture is kept to a minimum. Some historic elements make a positive contribution to the character of the area such as the 'GR' red post box at Hollin Drive and the bollards marking the entrance to the walled and setted ginnel running from Bardon Grange lodge to Oxley Hall.
- A listed stone column forms a focal point in the park to the south of the conservation area. It dates to c1672 was relocated to its present site from the interior of the old Mill Hill Unitarian chapel. It was resited here as part of the landscaping of the grounds of Meanwoodside (a demolished mansion on the Meanwood side of the Beck) by Edward Oates in c1847.
- The importance of boundary walls and gateways has been discussed in the built environment section. These features form the most important element of Weetwood's streetscape.

Greenscape

Weetwood's greenscape features are a dominant part of the area's special



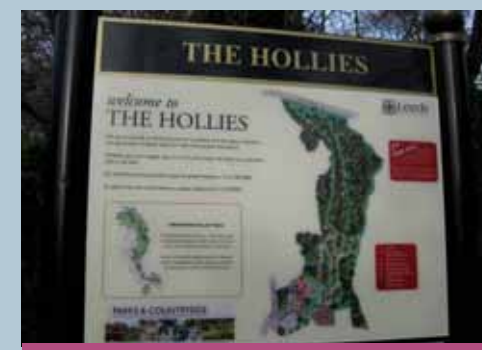
Woodland and mature trees from the landscaped gardens form a central part of the special character of the conservation area

character. The trees of the valley-side woodland and the landscape grounds of the villas are important within the conservation area and its wider setting.

- Surviving elements of the landscaped grounds of the Victorian mansions are significant. Garden terraces and circuit walks form part of the designed landscapes with boulders, ferns and flights of steps. The mature trees of the boundary-belt planting, tree-lined drives and ornamental gardens are a defining feature of Weetwood.
- Some of the landscaped grounds, including The Hollies and Quarry Dene, feature the remains of the quarries that predate the mansions.
- The surviving woodland on the western slopes of the Meanwood Valley recalls the earlier wooded landscape and includes an area of designated Ancient Woodland.
- The Hollies, set within this woodland, is a valuable public park and formal gardens. It forms part of the Meanwood Valley Trail, running between Woodhouse Moor and Golden Acre Park, offering good connections between the town and the surrounding countryside.
- The southern part of the conservation area is dominated by the grassed area of a sports ground matched to the west with the



Historic streetscape features add interest to the conservation area



The Hollies features attractive public gardens and access to trails in the valley-side woodland



The University sports grounds date to the 1930s and include the club house that makes a positive contribution to the area

Management Plan: Opportunities for management and enhancement

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

Resistance to inappropriate infill development and loss of garden setting

There remains significant pressure for further infill development in the grounds of the villas. Spaces between structures are as important to the character of the area as its buildings. Any proposed infill development that would damage the character of the conservation area will not be permitted.

Any development proposing the infill of a site, or the subdivision of a plot, should respond to the scale, massing, proportion, layout, boundary features and materials of the positive structures within the conservation area, as well as the space in between them.

Action: Resist inappropriate infill development and loss of garden settings.

Sensitive new development in the conservation area

To be successful, any future development within the conservation area needs to be mindful of the character of the area, while being

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*
- *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'

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. New buildings need to respond to their setting in terms of urban design - eg layout, density and spatial separation, and architectural design - eg scale, form, quality of materials and building methods.

Action: New development must respond sensitively and creatively to the historic environment.



Successful new development in the conservation area has to respond sensitively to its historic setting

Protecting and enhancing the character of historic buildings

The incremental loss of traditional architectural detailing is an issue and 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.

Surviving historic features should be maintained and sympathetically repaired. In the positive unlisted buildings identified on page 9, the replacement of inappropriate, poorly detailed fixtures and fittings is encouraged.

Boundary walls form an important part of the area's character and their loss harms the conservation area. New boundary treatments should be in keeping with the characteristic examples in the surrounding area.



Good maintenance of traditional fixtures and fittings helps protect the special character of the area

Action: Respect the character of historic buildings by maintaining and sympathetically repairing surviving historic features. The replacement of inappropriate fixtures, fittings and adaptations is encouraged.

Retain historic boundary treatments and ensure new boundary treatments preserve and enhance the special character of the area.

Public realm and traffic management measures

To date the management of the public realm and streetscape, including traffic signage and road markings, has generally been sensitive to the special character of the conservation area. Upkeep of the ginnel footpath running from Bardon Grange lodge and Oxley Hall should include the repainting of the bollards and maintenance of the setted floor surface.

The general good practice needs to continue to safeguard the special character of the area. Regard should be had to the current 'Streets for All' guidance jointly published by the Department for Transport and English Heritage.

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

Tree management

Woodland and the mature trees of the landscaped grounds of the villas 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 Weetwood's special character is protected and enhanced a tree strategy should be considered to assess the need for the designation of Tree Preservation Orders (TPOs), replanting strategies and other general tree management issues.

The public park and woodland at the Hollies requires continuing management. Control of the density of the canopy cover and self-seeded saplings is required to maintain the area's special character and preserve light levels required for the flowering floorscape species.

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 in the Council's approach to climate change adaptation.

Action: Protect the important contribution woodland and trees make to the special character of the conservation area.

Responding to the challenge of climate change

As stated in Planning Policy Statement 5 'The historic environment has an important role to play in addressing climate change'. 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 draft free and in good condition, as well as the use of microregeneration 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 microregeneration 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 Weetwood's origins, development and evolution.

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

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

Celebrate and promote historic Weetwood

Weetwood's history and surviving historic environment can be used as a positive asset for the area today. There are opportunities to celebrate, promote and make this special character and historic interest more accessible. Weetwood's heritage can be used to positively promote the area for residents and visitors alike.

A historic trail of the area could feature information on the significant historic buildings of the area, the families that lived in them and the architects that designed them.

Leeds Civic Trust's blue plaque scheme offers another way of celebrating and promoting the area's interesting historic associations.



Development in the setting of the conservation area should have regard to its special character

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

Setting of the conservation area

It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be spoilt by inappropriately placed buildings or groups of buildings, at key locations. Appropriate design and materials should still be used when considering development adjacent to the conservation area, as well as consideration given to the impact it may have on views towards and away from the conservation area.

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

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English Heritage Images of England, listed building photographs and descriptions - www.imagesofengland.org.uk

E Oldroyd and Sons Yorkshire Rhubarb - www.yorkshirerhubarb.co.uk

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

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

Secret Leeds - www.secretleeds.com

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 is 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 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 Weetwood by:

- assessing how the settlement has developed
- analysing its present day character and
- identifying opportunities for 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 Statement 5: Planning for the Historic Environment and the supporting Practice Guide
- 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 Chapter 5 Environment and Appendices A3 Building Design, Conservation and Landscape Design and A4 Archaeological Policies
- Leeds City Council, Local Development Framework, emerging framework that will ultimately replace the Unitary Development Plan.

Community involvement and adoption

A draft version of this appraisal went through a public consultation period. A four week consultation period ran from 22 February to 19 March 2010 and included:

- Discussions with ward members and the Weetwood Lane Resident's Association.

- An information mailing sent to all properties affected by the proposed boundary changes.
- A public meeting on Tuesday 9th March at 7pm at the Meanwood Institute with a presentation and discussion session.
- Identified stakeholders and interested parties were directly notified
- The appraisal and relevant response forms were available on the Council's website and at Headingley Library.
- The consultation was advertised with posters in the area.

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 taken as a result. This appraisal was formally adopted following approval at the Planning Board meeting of 27 May 2010 and became operational as non statutory planning guidance from 9 August 2010. 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/conservation