



Linton 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.



Linton

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions—22nd February 2010.

Summary of Special Interest

Linton's special interest owes much to the character and the appearance that the village retains to this day.

Spending the majority of its historical life as a rural farming village, Linton remained virtually undeveloped well into the 20th century. The historic farm structures together with a smattering of other historic buildings meant that Linton held a rural character in the early 20th century, similarly to many villages of the area. As other villages got subsumed and dominated by high density development and inappropriate infill, generally with the loss of much of the historic core, Linton retained its character and appearance through retention and sympathetic conversion of many of its historic structures. The avoidance of high density housing and the discreet location of later developments means that the appearance of Linton today is much the same as in was in 1920. Whilst the village now is almost entirely domestic, with very little working farming element remaining, the character of a sleepy rural location remains intact.

The variety of buildings including large Arts and Crafts houses, converted farm buildings and the historic Windmill Inn, all give a distinct character to the village, and sit comfortably with the undulating landscape and mature trees. It is this group value which makes

Linton stand out as an area of special interest, whose character and appearance should be preserved for the future.

Summary of Issues

The Linton Conservation Area is of both special architectural and historic interest. The conservation area has been somewhat spoilt in the past by inappropriate development, adjacent to it. There is therefore a need for guidance to preserve and enhance the area.

The protection and enhancement of the special character of the conservation area depends on its positive conservation management. The following issues have been identified within the conservation area:

- Risk of inappropriate infill development.
- Lack of footpaths along parts of Main Street and Linton Lane.
- Poor choice of materials used for the replacement of historic features.
- Inappropriate development affecting important views both towards and away from the conservation area.
- Risk of unsympathetic public realm having a detrimental affect on the character and appearance of the conservation area.



Looking north along Main Street



View looking north east along Northgate Lane

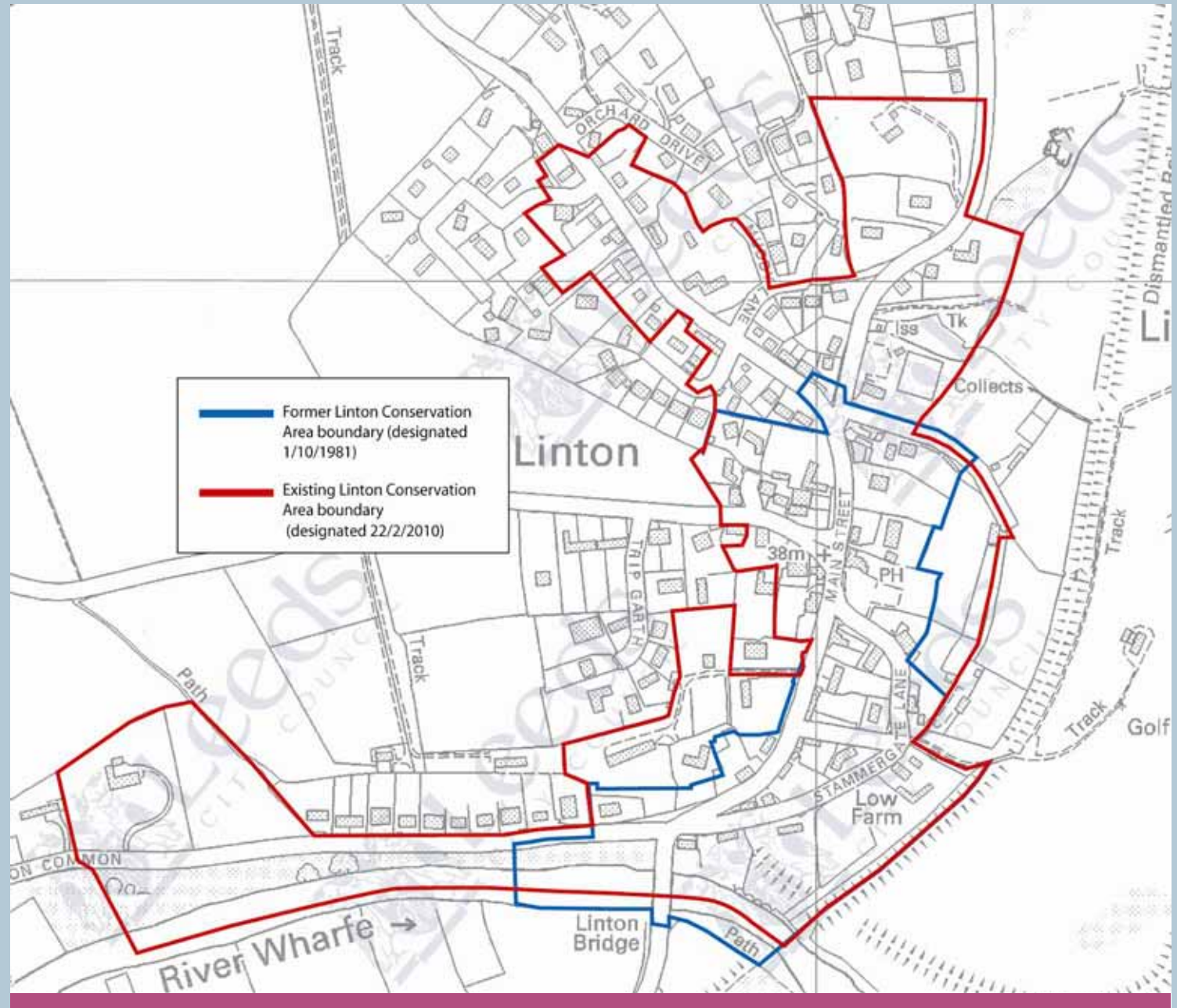
Extent of the conservation area

This conservation area review for Linton closely follows the framework for an appraisal in the English Heritage document 'Guidance on conservation area appraisals' published in 2006. The survey work was carried out between June and August 2009.

Current guidance states that conservation area boundaries must be clearly based on analysis of the architectural and historic character of the area. Inclusion of an area within the conservation area must depend on its historic importance and significance in the streetscape.

Linton's history began as an independent settlement, the character of which has been retained. Many features of the area's long history are apparent today and are enough in number to dominate the village and ensure its independence from its surroundings. Extensions to the Linton Conservation Area have taken in many more historic properties and significant streets that add to the character and appearance of the historic village. The conservation area of Linton directly abuts that of Collingham, to the south.

This appraisal shows why Linton has a special character and appearance that merited designation as a conservation area on 1st October 1981 and its subsequent review on 22nd February 2010.



Map showing the existing Linton's Conservation Area and the original conservation area designated in 1981

Assessing the Special Interest

Location and Setting

Linton is situated to the northeast of Leeds city centre and north of Collingham on the northern side of the valley of the River Wharfe. The market town of Wetherby is three kilometres (two miles) to the northeast.

Linton lies alongside two route ways (Northgate Lane and Linton Lane/Main Street) with cul-de-sacs running off. It is connected to Collingham by way of one road bridge over the River Wharfe. This connection then provides access east and west on the A659 which runs through the centre of Collingham.

The Civil Parish of Linton covers 512.2 hectares (1266 acres). The village itself only occupies a small part of the total area, the bulk of which is farmland and designated Green Belt. The conservation area is located within the Harewood ward of Leeds district authority.

General character and plan form

The conservation area is focussed around the Linton's historical core. The village was originally a linear development along Main Street (formerly Village Street). This historic core is still the defining element of Linton. Suburban development has

taken place adjacent to Main Street, but this has little visual impact on the traditional character and appearance of Main Street.

Geology, topography and landscape setting

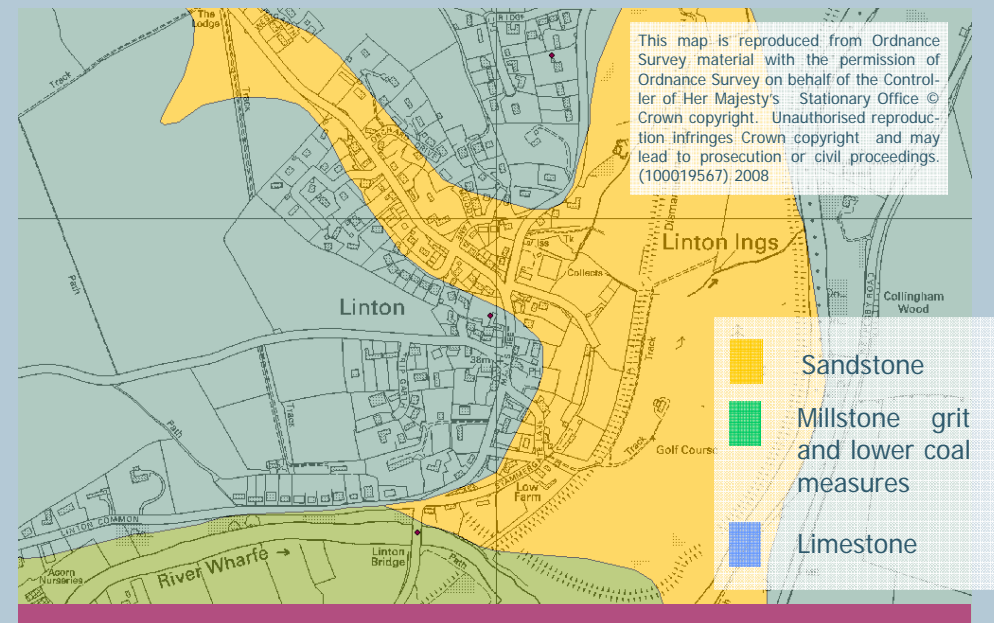
The conservation area in Linton is on low ground approximately 38 metres above sea level. The villages of Collingham and Linton both lie partly in the floodplain of the River Wharfe.

The settlement is located on a mixed solid geology, with Millstone Grit, Sandstone and Limestone all having an influence on the landscape, and on the built environment.

The Linton Conservation Area has a strong independent character partly from its landscape setting. Surrounded by countryside and located on the slope of a valley side, the conservation area retains a strong historic feel and has in the main avoided inappropriate and unsympathetic development which could otherwise comprise its character and appearance..



Linton in its wider context



The solid geology of Linton

Origins and Evolution

Prehistoric Linton

Although there have been no archaeological remains dating to the prehistoric period found within the Conservation Area as of yet, there is evidence to suggest that the area around Linton was occupied by humans from the prehistoric period onwards. To the southwest of Linton, just north of a bend in the River Wharfe around Whitwell House Farm, there is one of only three known lowland flint scatter sites within West Yorkshire. Over 8000 flints (including waste material) have been found at the site in total during field-walking exercises. The assemblage appears to represent a number of chronological periods, and includes Mesolithic (10,000 BC – 4,000 BC), Neolithic (4,000BC – 2,200 BC) and Bronze Age (2,200 BC – 800 BC) flints. Upper Palaeolithic (40,000 BC – 10,000 BC) material has very tentatively been identified from the assemblage also. Given the large size of the assemblage, this site has potential to yield more artefacts and possibly period features preserved below-ground. The flint assemblage makes this site of significant regional importance, and if there were intact below-ground features, the site could potentially be of national significance.

Iron Age and Roman Linton

In the landscape surrounding Linton there is a significant amount of crop-marks visible on aerial photographs, which represent prehistoric, Iron Age (800 BC – AD 43) and Roman (AD 43 – AD 410) remains of ditched enclosures and field systems. A number of Roman artefacts have also been discovered in the area. To the west of the conservation area, five copper alloy Roman coins have been discovered. To the north of the conservation area, an extended burial with several pieces of Roman pottery dating to the 4th century AD were found in 1933, just to the southeast of an extensive area of Iron Age/Roman crop-marks. It is also thought that a further five Roman coins were found in the vicinity of this burial site in the late 1920s or early 1930s.

Anglo-Saxon Linton

Although there is significant evidence for Iron Age/Roman settlement surrounding Linton, archaeological evidence for occupation during the Anglo-Saxon period (early 5th century – 1066) is sparse. However, there is certainly evidence for an Anglo-Saxon presence in the area, particularly in Collingham just over the River Wharfe. Linton is also mentioned in the Domesday Survey of 1086. The place name is Old English (the language spoken by the Anglo-Saxons) and means 'flax farm'; flax being a plant cultivated for its seed and fibres, which can be woven into linen fabric. At the



Thomas Jefferson's map of 1775 shows Linton with a reasonable build up of structures, which are all located on, or adjacent to, Main Street

time of the Domesday Survey, Linton was valued more highly for tax purposes than Wetherby.

Medieval Linton and the Early Modern Period

In a survey of possessions of Northumberland and Westmorland in 1569, a Robert Pearson pays for the use of two acres of land and an ancient chapel in Linton. This chapel may have been an early foundation of the Percy family, which would make it Norman in



The Manor House, dating to the 17th century is possibly the oldest building in the conservation area.

date (1066-1200). This chapel is no longer in existence; however, on the 1st edition OS map of 1848 (6" to 1 mile series) and subsequent OS editions up to the 1960s, a 'site of chapel' is marked in an area called Chapel Garth in Linton. Chapel Garth is no longer marked on the modern OS maps, although it is recognised in the local house names such as 'Chapel Stile', 'Garth Cottage' and 'Linton Church House'. The area around this early chapel site was possibly the nucleus of early settlement at Linton, with further linear development occurring along Main Street, as shown on Jeffrey's map of 1775 and the 1st edition OS map of 1848.



The Windmill Inn is a key building in the development and appearance of the conservation area.

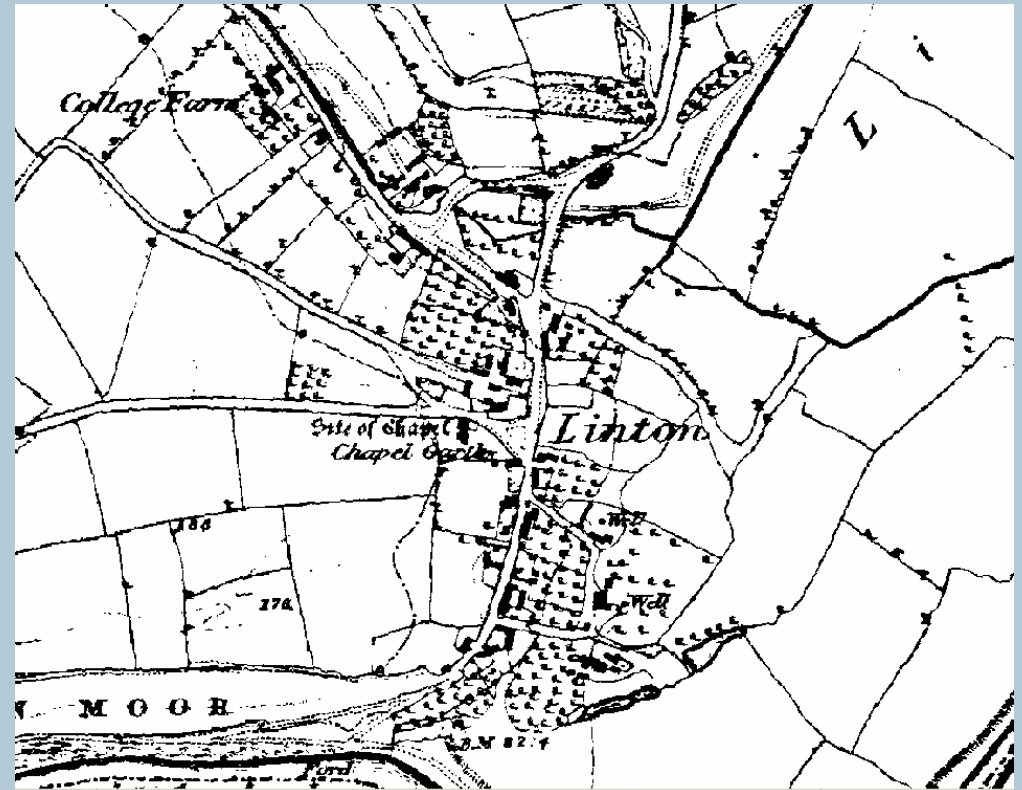
To the west of the conservation area, further along Trip Lane, there are crop-marks of what is thought to be a medieval windmill mound visible on aerial photographs, comprising of a central cross and part of the circuit of the penannular ditch. The mill is not marked on Jeffrey's map of 1775 or the 1st edition OS map of 1848. There is a mill mentioned in Linton in Domesday, however this will be a reference to a water mill (location unknown) as windmills are thought to be introduced into England in the 12th-century. There is also medieval and post-medieval ridge and furrow visible as crop-marks on aerial photographs around Linton.

Towards the north of the conservation area is a Listed Building named Northgate Farmhouse. This house has mid 16th century origins, and incorporates rare and important remains

of an open timber-framed hall. Its situation in the heart of the village within a garden of 17th century topiary box-hedges suggests that this house may have been of some status originally. A road bridge towards the south of the conservation area is also Listed and has early-mid 19th century origins.

The impact of William Alban Jones

William Alban Jones was already a partner in a successful Leeds architecture firm with Percy Robinson designing such buildings as the Villa Marina Kursaal at Douglas Bay, Isle of Man, in 1913, before his first involvement in Linton in the 1920s. With the same street layout as today, Linton was still very much a rural village at that time. The establishment of the railway in adjacent Collingham had very little impact on the village. The first



The first edition Ordnance Survey map (1848) shows Linton to be a village which is still relatively undeveloped, with a series of farmsteads scattered along Linton and Northgate Lane.

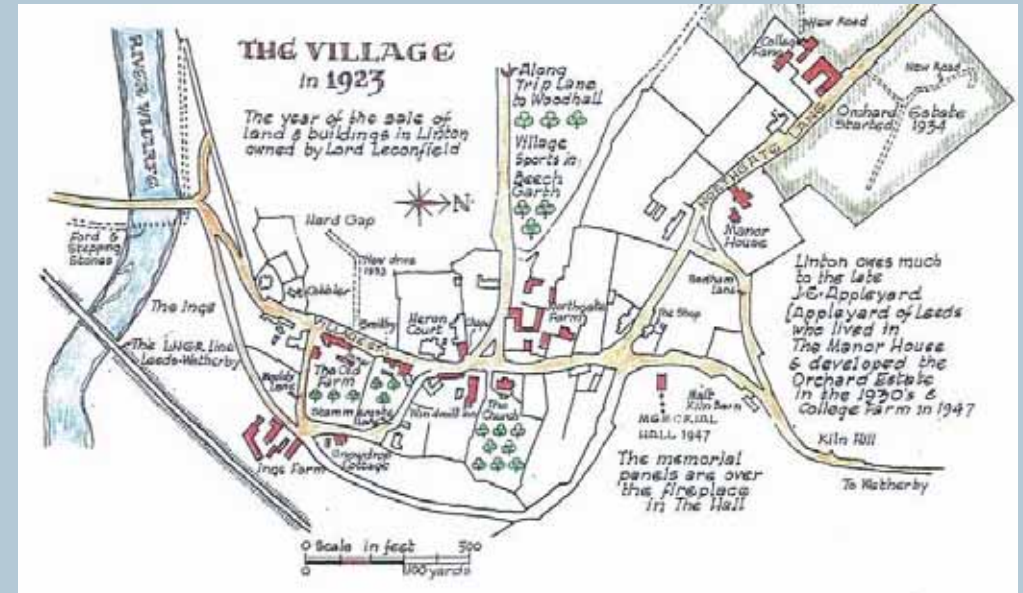
commission that came off the back of Jones's flourishing architectural practice was the design and construction of Gorse Hill in 1924. This large detached property in a vernacular arts and crafts style led to a line of similar buildings including Little Acres (1926) and Hard Gap (1929). The use of traditional materials and vernacular detailing on the structures ensured that the rural character was retained albeit in a sometimes exaggerated and idiosyncratic way. William Alban Jones

was after all an admirer of Clough Williams Ellis and his eccentric Portmeirion village in North Wales..

Whilst these developments can be looked upon as sympathetic works within a historic location, it was subsequent development in the 1930s which really shaped Linton as we see it today. In the mid 1930s Linton's, and possibly West Yorkshire's, first barn conversion was undertaken on "The Barn". The conversion of rural buildings



Gorse Hill, constructed in c.1924 to a design of William Alban Jones (reproduced with permission of the artist-Denis Mason Jones).



A map of Linton c.1923, before it was consumed by housing developments (this map was reproduced with permission of the artist-Denis Mason Jones).

in Linton is extremely significant to the retention of the rural character of the area. Whilst undertaking this conversion, and the subsequent conversions, William Alban Jones was able to emphasise and often exaggerate the rural Vernacular style and detailing of the historic farm buildings.

William Alban Jones's enjoyment of the local materials led him to create buildings and details distinctive to his developments in Linton. A close working relationship with stone masons Arthur Broadbent and Tom Wetherall resulted in the construction of details such as splayed windows. These often unique and unusual details were a play on the rural elements of the extant architecture. Whilst these structures did not always present the plain and uncomplicated appearance of farm structures they were of a character which sat comfortably in their

surroundings and further emphasised the rural feel of the area.

The strong working connection led William Alban Jones and his family moving to Linton in the mid 1930s. This connection between Linton and Jones was then at its strongest. The connection didn't diminish with works continuing in the village, including the construction of the Village Memorial Hall in 1947.

Also worthy of note is the impact of his son Denis Mason Jones. Often working with his father Denis Mason Jones undertook many of the sculptural details which can be seen dotted around Linton.

Later 20th century Linton

With Linton's reputation as a sought after residential location continuing into the late 20th century the final stage of building was the infill development of individual structures and cul-de-sacs. The earliest of these was the 1930s development of Orchard Drive. These cul-de-sac developments on the whole are discreet and hidden from public view, therefore this increased density of housing has had little visual impact on the character and appearance of the conservation area. With these developments came the completion of Linton's development from a rural



This splayed window detail was commonly employed by William Alban Jones in Linton during the early 20th century.

community to one of a purely residential/commuter status.

Character Analysis

Spatial Analysis

Settlement form

Linton appears to have originated as a linear settlement, with street-fronted properties along Main Street. It is likely that Linton was once made up of a series of scattered farmsteads, with the street fronted infill increasing when the village became a major access route for its neighbour to the north, Wetherby.

Activity and grain

Linton retains the activity and grain of the “sleepy rural village”. There is little pedestrian activity in the area. Vehicular traffic is more common, with the village acting as a corridor into Wetherby. The lack of shops and amenity within Linton means that there is very little reason to stop in the village if passing through. The Windmill Public House and Memorial Hall on Main Street, together with the ‘green triangle’ at Trip Lane, provide the centre of pedestrian and vehicular activity in the village.

The grain of the later architecture in Linton is quite consistent. The majority of structures are large detached dwellings and are set commonly within expansive plots. Variation to this comes with later infill development and converted farm buildings. These structures are commonly located within smaller plots.

Character of Spaces

The dominant character is the open and rural feel presented by green space within, and surrounding, the conservation area. This open feel is reinforced by the mature tree growth and planting present around many of the properties. The undulating landscape and winding streets are generally dominated by the area’s verges and established trees which are present throughout.

Open space consists predominantly of the green public areas, specifically those around the junction of Main Street and Trip Lane, and that at Muddy Lane and Northgate Lane.

Key views

The mature tree growth and winding roads result in occasional enclosed and terminated views at points, such as in places along Main Street, but these are quite rare, with the majority of important views extending along roads or into the distance.

Notable key views are those looking north along Main Street towards the rising slopes of the Wharfe Valley, and also the return views south from Linton Lane and Muddy Lane which take in the roofscape of much of the village. Another group of key views are those provided of the River Wharfe from Linton Bridge.



Many of the converted farm buildings in Linton front Main Street. These structures are some of the most conspicuous in the village, and have a strong impact on its spatial character.



Large detached dwellings set within large plots, such as here on Northgate Lane, are typical of Linton.



Mature tree growth enhances the rural feel of the conservation area and impacts on views by forming enclosed spaces.

Character Analysis

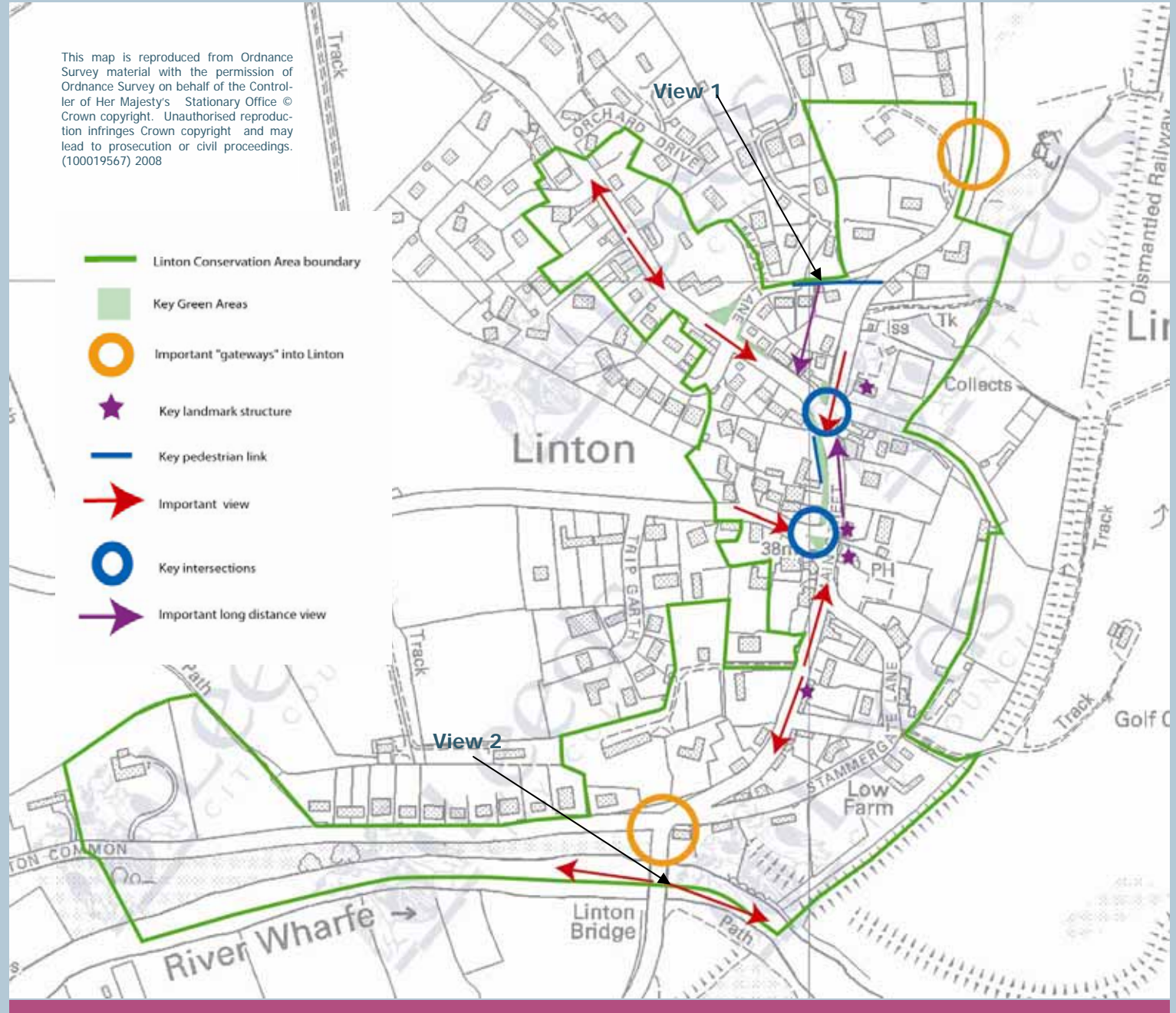
Spatial Analysis map



View 1- Keys views over the roofscape of Linton from Muddy Lane.



View 2 – Looking east along the River Wharfe from Linton Bridge.



Character Analysis

Built Environment

The Linton Conservation Area has a consistent palette of building materials, characteristics and details. The buildings within the conservation area vary with regards scale and status, yet the positive details help to enhance the appearance of it.

Due to the sympathetic conversion of many farm buildings in the second quarter of the 20th century the conservation area retains a high level of original and historic detail. This can act as a positive contribution to much of the conservation area, but for this reason also makes those structures not retaining original or traditional detailing stand out in a negative manner.

Architectural characteristics

Converted farm buildings-

Linton retains a distinctly rural feel, yet has a wide variation of architecture present within the conservation area. Main Street is dominated by converted farm buildings, and with this road being the main thoroughfare through the village, it is this character which is most dominant. The buildings are up to two storeys in height and have varying orientations.

Domestic properties-

Running off Main Street are Linton Lane, Stammergate Lane and Northgate Lane. These roads have a more domestic style of architecture on the whole, yet the use of traditional materials, the consistent scale and vernacular detailing ensures that the rural appearance is maintained architecturally. The properties are all two storeys and generally 2/3 bays in width.

Variation is present throughout the area, with large isolated houses such as Hard Gap and Low Gap, contrasting with two short rows of terrace houses on Northgate Lane, but the sympathetic nature of their construction on the whole means that the special character of Linton is rarely compromised.



1920s structures such as Hard Gap present one aspect of the variation of the style of architecture which is present within the Linton Conservation Area.



20th century domestic properties in Linton commonly employ historic characteristics in their construction



Converted former farm buildings have a strong influence on the character of Main Street



Exposed stone and render finish on buildings adds variation to the appearance of the architecture in Linton.

Materials

Walls-

Locally-quarried sandstone/millstone grit, laid in regular courses, is the predominant building material. Later structures make use of a more varied palette including stone facing and some examples of timber panelling. Natural stone has the most positive impact in the area.

Roofs-

There is a variation of traditional roofing materials present including natural Welsh slate, stone-slate and clay pan-tile. The rural nature of the settlement means that stone slate and pan-tile have the most positive impact on the character and appearance.

Finish-

Whilst most buildings employ an exposed stone finish there is a variation where some properties have a full or partial render finish. The rendered properties are very few in number, yet add interest and variation to the area.

Local details

There are many details which are very specific to the conservation area, due to the influence of William Alban Jones in the village. As the architect responsible for many of the new builds and building conversions in Linton from the mid-1920s until the 1950s his work had a bearing on the character. The major influence comes with the converted buildings on Main Street. The unusual

splayed windows and the sculptural details (by his son Denis Mason Jones) are indicative of his style. These elements were regularly employed also in his new build projects, such as Hard Gap. The hallmark of William Alban Jones is the sympathetic conversion of existing buildings. Many rural and historic features on these buildings are exaggerated, with blocked windows not being disguised and angular extensions employed to create a look of piecemeal development.

Most of the buildings have traditional timber windows. This has a positive impact on the character and appearance of the conservation area. The use of stone detailing, such as sills and window jambs is prevalent in the conservation area. Also roofs are commonly adorned with chimney stacks and pots.

There is a consistent use of stone boundary walls running throughout the conservation area which interact well with the rural character of the area.



Exposed coursed natural stone is the predominant walling material within the conservation area.



The Windmill Inn and the converted church building are both important buildings to the conservation area. The traditional appearance and maintenance of historic details helps establish the character and appearance of the conservation area.



By not disguising rural elements of buildings, such as this former cart opening, the rural character is maintained.



The use of pan-tile and slate is important to retaining a traditional appearance of the roofscape.

Character Analysis

Streetscape and public realm

There is a very strong streetscape within the Linton Conservation Area. The focal point of activity is around The Windmill Inn and the Memorial Hall. This is due in part also to Main Street acting as a busy road for access towards and away from Wetherby. The undulating landscape and the winding roads creates areas of interest.

The streetscape is made up of many important features which interact with each other. Streetscape features which are particularly important to Linton include;

- Strong boundary treatments, particularly stone walls and mature hedgerows.
- Mature trees interspersed with the properties adds important variation to the character of the conservation area.
- Buildings located at the back-of-pavement, or orientated to face the street.
- Wide grass verges which give the area a more rural feel.
- Very little street furniture in place, resulting in the streetscape feeling uncluttered.

Different public realm elements each have an impact on the conservation area both individually and cumulatively.

- Street lighting

Within the conservation area there is very little street lighting. This has a positive impact on the area as street lights can sometimes dominate the streetscape and the buildings they are adjacent to.

- Pavement surfacing

Stone kerbs are present in some, but not all, of the conservation area. Where present they give a positive contribution to the street surfacing and should be retained where possible. This is particularly so on the Main Street where this detail enhances the historic character of the area.

Gravel surfacing helps to maintain the rural appearance of the area, particularly on Stammergate Lane. The use of asphalt though is a regular occurrence in the conservation area and it has a neutral impact on the character.

- Traffic signage

There is very little signage within the conservation area. Where present the signage is small and not intrusive. This means that it has little impact on the character and appearance of the conservation area. Increased signage could have a detrimental affect.



Strong boundary treatments and properties located at the back of pavement edge are important in establishing a very strong streetscape within central Linton.



Wide grass verges and informal road surfacing enhance the rural feel of Linton.



Linton Conservation Area has very little signage. The lack of signage and street lighting is a positive characteristic in the conservation area

Character Analysis

Greenscape

Trees, mature planting and open green space are all essential elements of the Linton Conservation Area. The key features which have a positive impact on the streetscape are;

- The two “village greens”

The two main open green areas are the triangular village green opposite The Windmill Inn and the green, containing the village pump, at the junction of Muddy Lane and Northgate Lane. These areas of green space are important in adding variation to the appearance of the area by providing open space in what is predominantly a developed location.

- Mature tree and plant growth

This is very important to the character and appearance of the area, with trees being interspersed throughout the conservation area. The most significant area of growth is located between Linton Common and the River Wharfe. The trees are very important to ensuring the rural and natural character and appearance of Linton is retained and ensures that the area is not dominated by buildings. Mature hedgerows and planting within and on property boundaries also emphasise this natural character.



The mature trees and grass verges on the approach towards Linton Lane are important features of the green character of the conservation area.

- The “green lane” which runs from Main Street and forms a junction with Stammerge Lane.

This public by-way is very important to the character and appearance of the natural environment of Linton. The lane itself is in part a grass track and flanked by mature hedgerows, which in itself is important to the green character of the area. The lane also provides opportunities for views towards fields and mature trees to the east of the village. This helps to further establish Linton as village with a rural character.



The green space on the junction of Northgate Lane and Muddy Lane adds a key natural element to the conservation area and contrasts well with the built environment around it.



The “green lane” which runs from Main Street and forms a junction with Stammerge Lane is important to the rural character of the conservation area.



Wide grass verges and mature trees enhance the rural feel of Northgate Lane

Character Analysis

Summary of character

Key characteristics:

- A distinct rural feel to the village.
- A variation of building types present.
- Properties set within their own grounds with adequate space between them.
- Buildings located on back-of-pavement edge, or facing the main highway.
- All buildings no taller than two storeys and generally 2/3 bays wide.
- Regularly coursed millstone/sandstone the predominant material for buildings/boundary walls.
- Vernacular and rural detailing employed on buildings.
- Traditional roofing materials on pitched roofs. Roofs are also usually adorned with chimney stacks and pots.
- Traditional stone and/or mature hedgerow boundary treatments.
- Very little street clutter.
- Mature trees interspersed with properties.
- No single individual structure dominating any aspect of the streetscape.

Key ways to retain character:

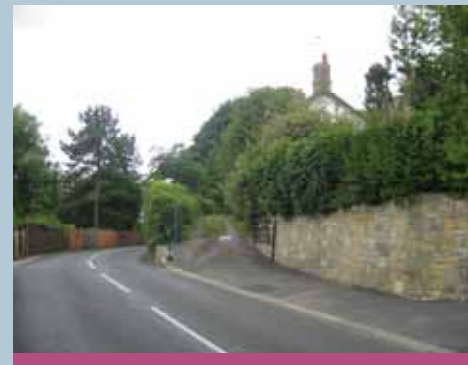
- Retention of mixed styles of architecture within the conservation area.
- Maintain the consistent two-storey eaves height throughout the conservation area.
- Keys views towards open countryside not compromised.
- Use of regularly coursed millstone grit/sandstone in the construction of new boundary walls and buildings.
- The continued use of rural and vernacular detailing on new build structures to ensure that the rural and historic character is retained.
- Avoidance of high density housing developments by ensuring new build properties have adequate space between each other.
- Maintain space and proportion of buildings and plots.
- Retention of green spaces.
- Retention of the permeability and accessibility to these green spaces within, and adjacent to, the conservation area.
- Retention of mature trees and hedgerows.
- Encourage the minimal use of street furniture, signage and street lights within the conservation area, to preserve its rural character.



Wide grass verges and mature trees enhance the rural feel of Linton.



Minimal street signage has a positive impact on the character and appearance of the area.



Strong boundary treatments and hedgerows should be retained.



Regularly coursed natural stone should be retained as the predominant building material.



It is important in Linton that no single structure should dominate an area of streetscape.



Green spaces should be retained.

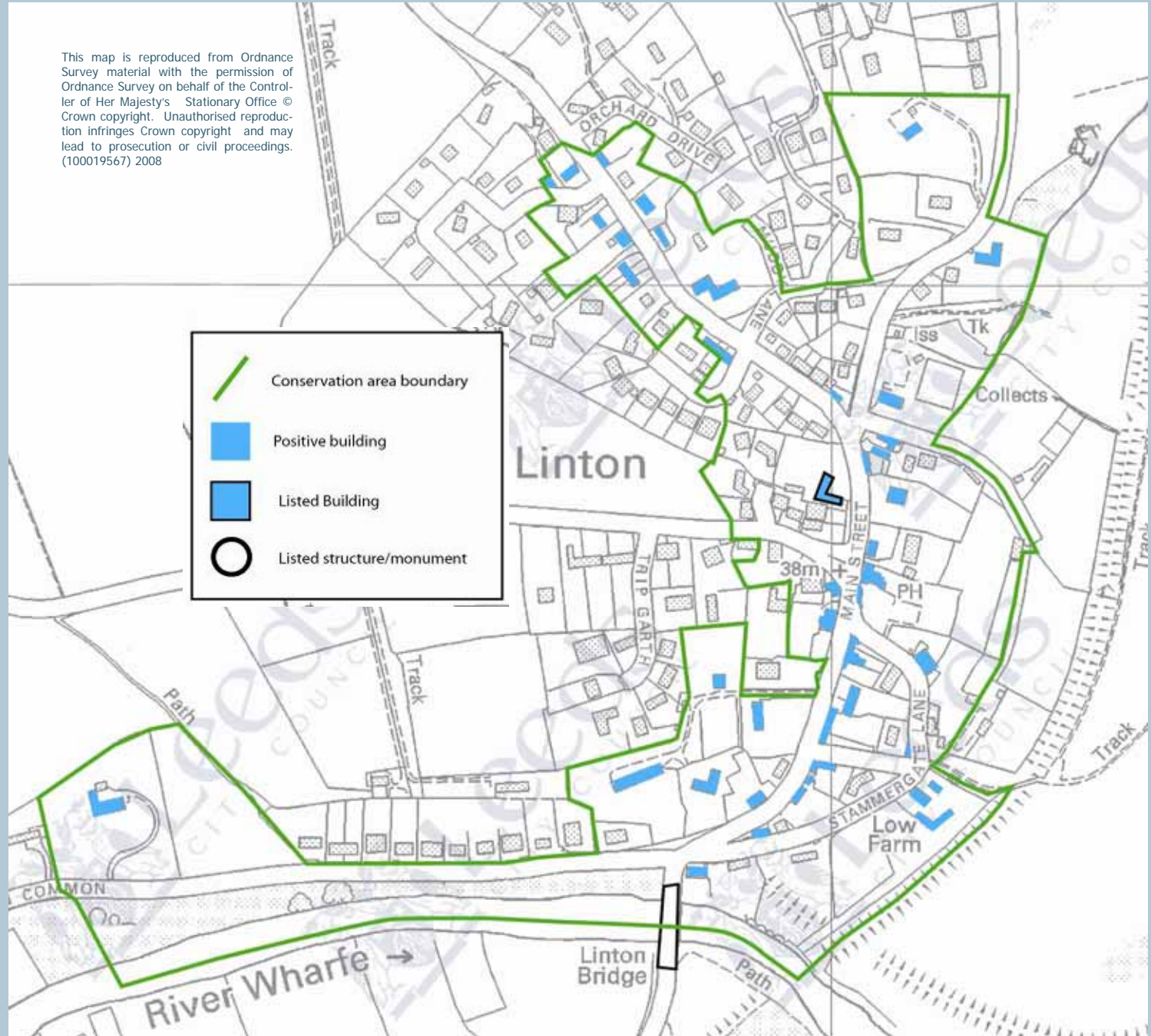
Character Analysis

Positive buildings

On the map adjacent, buildings are coloured dependant on the contribution they make to the conservation area. The buildings coloured blue on the map make a positive contribution to the character of the area. This contribution may be in one or more of the following ways:

- Landmark buildings
- Buildings which 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 structures in all but exceptional circumstances.



Management Plan— Opportunities for management and enhancement

This section highlights opportunities to further enhance the character and setting of the Linton Conservation Area. Not all opportunities for enhancement involve the reworking of an inappropriate structure, rather they can apply to street furniture, open spaces and highways issues. This list is by no means exhaustive, as conservation areas can always be improved upon.

The impact of heavy traffic on the conservation area and the consideration of a 20mph speed limit

Linton is located to the south of Wetherby and acts as a corridor for traffic approaching west Wetherby or looking to join the A661 for access to Harrogate or the A1 motorway. This in turn makes Linton extremely busy with not just commuter traffic, but also heavy good vehicles and farm machinery. Traffic often reaches dangerous speeds. This coupled with the undulating landscape and many “blind” curves in the road makes it often unsafe to drive and walk. This poses a question of how to balance between sympathetic conservation area practice and ensuring safety by adequate road signage, traffic calming measures etc.

Action:

If further traffic calming is deemed appropriate for the conservation area it should be ensured what is installed is sympathetic and in-keeping with a conservation area, whilst still having a positive effect on the traffic management of the area.

Tree management

Trees form an important part of the character of the area. Conservation area designation affords some degree of protection. A tree that has a trunk diameter of 7.5cm when measured at 1.5 metres above ground level is protected within a conservation area. Six weeks notification to Leeds City Council is required to undertake works to trees above this size. If the works are deemed unacceptable then a Tree Preservation Order may be made to give the tree permanent protection. If possible a tree strategy could be undertaken to identify the most significant trees in a conservation area. This could lead to the designation of more Tree Preservation Orders (TPOs) and can also identify general tree management issues if further required. A replanting strategy should also be considered in order to manage the impact of loss of trees through over maturity.

Action:

Consideration should be given to formulating a tree strategy to

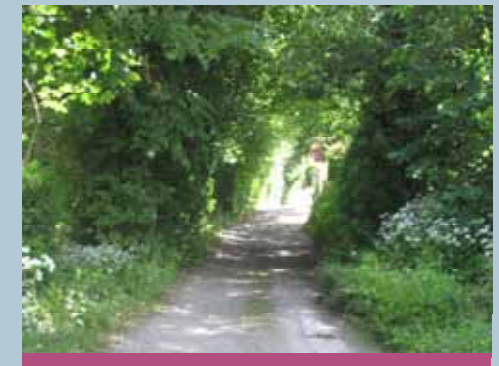


Any traffic calming should be sympathetic and in keeping with the conservation area. The existing benefits from the rural appearance which is in part due to the small amount of public realm which is in village.

protect and enhance the local green character.

Sensitive new development in and adjacent to the conservation area

To be successful, any future development within the conservation area needs to be mindful of the local character of the conservation area, while at the same time addressing contemporary issues such as sustainability.



The positive management of trees is important for the conservation area.

A particular threat is the tendency for new build to be of suburban form and design, executed in materials of lower quality than the surrounding positive buildings. Equally, poorly designed and detailed 'pastiche' development can be as eroding to special character as development that shows no regard for its setting.

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'

Action:

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

Public realm enhancements

When resources are available a specifically funded 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 could be removed, and consideration given to the sensitive design, siting, scale and grouping of fixtures, fittings and markings.

Particular issues that could benefit from enhancement include:

- Appropriate treatment for street furniture (such as benches), such as a simple design painted black (as covered by current council policy).
- The sympathetic development and enhancement of surface treatments on public highways, particularly paths. The retention of stone kerbs is of a particular importance.
- Ensuring all public realm is consistent and uniform.

Action:

Promote public realm enhancements within the conservation area as opportunities arise and funding permits. Ensure that future public realm works respect and enhance the special character of the conservation area. This will include;

- **Making sure the siting and design of road signs and street furniture in the conservation area should have regard to current English Heritage "Streets for All" guidance (see references).**



Any new developments should respond sympathetically to the existing stock of historic and traditional buildings within the conservation area

- **Retain historic paving in the conservation area and restore where appropriate and when possible.**
- **Ensuring that Linton retains its rural character by keeping any signage to a minimum, and not installing streetlights.**

Resistance to inappropriate forms of infill development

Conservation areas in general are sensitive to forms of inappropriate infill development. Often the infill does not take into account the scale, massing and proportion of structures in the area. Spaces between the structures are also important. All of these criteria are important in maintaining the character of the area. The failure to ensure that these characteristics are upheld can result in developments that will have a

detrimental affect on the character and appearance of the conservation area.

Action:

Where permitted, any development proposing the infill of a site, or the subdivision of a plot, should respond to the scale, proportion, layout and materials of positive structures within the conservation area, as well as the spaces in between them.

Development affecting the 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 detrimentally affected by inappropriate placed structures, or groups of structures, at key locations around the conservation area. Appropriate design and materials should still be used when designing structures 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:

The impact of developments outside the conservation area that might affect the character and appearance of the conservation area should be considered. This will ensure the character and setting of the conservation area is not compromised.

Protect surviving historic architectural details and promote the replacement of inappropriate fixtures and fittings

The incremental loss of traditional architectural detailing is an issue which effects many conservation areas. Replacement of windows, doors and roof coverings with inappropriate materials and designs, is negative and affects individual buildings and the wider streetscape. This cumulative change is particularly noticeable in the terrace rows where the original uniformity has been weakened.

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

By encouraging the protection of surviving historic detail and the reinstatement of appropriately detailed fittings in the defined positive buildings, the character of the conservation area can be further enhanced.

Action:

Where repairs or alterations are proposed on historic structures, surviving historic features should be retained and where necessary sympathetically repaired.

Boundary Treatments

The Linton Conservation Area, due to its layout and historical context, is particularly at risk from the negative

effects that can be caused by inappropriate boundary treatments. In order to retain the established character, all boundary treatments should be sympathetic with those in existence, and those which add character to the area.

Action:

It will be ensured that new boundary treatments within Linton Conservation Area are consistent with the traditional nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible.

Protect archaeological remains

Linton has possibly been inhabited for nearly 2000 years and buried evidence of past occupation is likely to survive. Development which may disturb archaeological remains may require a watching brief to ensure the preservation of archaeological finds. Areas of below ground archaeological sensitivity within the conservation area include the grounds of Northgate Farmhouse as well as the believed site of the old chapel west of Main Street, south of Trip Lane. Development in these areas may require archaeological evaluation if it were above a certain scale.

Action:

Development which involves below-ground excavation must have regard to the potential for archaeological finds.



Strong stone boundary walls and hedgerows should be retained when possible. Similar boundary treatments should also be employed when new boundaries are required.



Architectural detailing, including sculptural detail, add character to the buildings and should retained when possible

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Leeds City Council, 2006, *Leeds Unitary Development Plan (Review 2006), Vol 1: Written Statement, Vol 2: Appendices*

Map sources

1850 – Ordnance Survey 1:10,000
1893 – Ordnance Survey 1: 2,500
1908 (surveyed 1906) – Ordnance Survey 1: 2,500
1938 – Ordnance Survey 1:10,000
1956 – Ordnance Survey 1:10,000

Where to find out more

Local sources are:

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), Clarendon, 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

In addition, much information is available on other websites:

- Access to archives - www.a2a.org.uk
- www.heritagegateway.org.uk includes all listed building descriptions and some photos
- www.leodis.net has archive photos of the Leeds district

- www.old-maps.co.uk includes early Ordnance Survey maps.

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Finding Out More

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 conservation area by:

- accessing 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 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 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 Local Plan.

Community involvement and adoption

A draft version of this appraisal went through a six week public consultation process, which included;

- Identified stakeholders and interested parties being directly notified

- The appraisal and response form being made available through the Council's website.
- The consultation being advertised with a leaflet drop to all residences in the conservation area.
- Posters were placed around the conservation area directing residents towards the information on-line and the public drop-in meeting which took place on 28 November in Linton Memorial Hall.
- The consultation was placed on Leeds City Council's 'Talking Point' public consultation system.
- Press releases were distributed, with articles appearing in Wetherby News, Yorkshire Evening Post and on the BBC website.
- A public meeting and drop-in session was held on 28th November 2009 in Linton Memorial Hall.

The consultation responses were evaluated and the appraisal was amended in light of comments received if it was deemed appropriate. This document was approved at the Leeds City Council Planning Board meeting in January 2010, with the document becoming a material consideration when applications for change within the conservation area or its setting are considered by the Council from 22nd February 2010