

# Site Allocations Plan

## Heritage Assessments Supporting Information

Leeds Local Plan  
Development Plan Document  
December 2019



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## 1. Introduction

- 1.1 As part of the preparation of the Site Allocations Plan a range of Background Papers were produced providing supporting evidence and further details. Where site requirements in the adopted SAP refer to information in any of these Background Papers, this information has been extracted and reproduced as supporting information to the adopted SAP.
- 1.2 This Heritage Assessment (December 2019) details heritage assessments (done as part of the evidence base and Heritage Background Paper May 2017), referred to in specific site requirements on sites in the adopted Plan. Not all sites with heritage assets had a detailed heritage assessment, and some sites had a heritage assessment, but were not subsequently allocated, or it was not considered necessary to refer to the assessment in the site requirement.
- 1.3 For the majority of the allocations likely to affect a designated heritage asset, Historic England did not raise concerns about the principle of the development of these sites and considered that the measures set out in the Site Requirements would help ensure that those areas would be developed in a manner which safeguarded the significance of the heritage assets in their vicinity.
- 1.4 In the vast majority of instances where further assessment was considered to be necessary, the site is currently undeveloped and located within, or in close proximity to, a Listed Building, Conservation Area or Scheduled Monument. Historic England considered that further assessment was required of the contribution that the site currently makes to the relevant heritage feature(s) and the impact that the loss of the site and its subsequent development might have. As part of this, they highlighted that further consideration also needed to be given to whether any additional measures were required as part of the Plan to ensure that any potential for harm is removed or reduced.
- 1.5 This document contains heritage impact assessments, which have been prepared by Conservation Officers for each of the proposed allocations identified by Historic England as requiring further assessment. The approach was discussed and agreed with Historic England in the process of producing the SAP. Drafts of each site assessment were also reviewed by Historic England before being finalised. They have been amended in this document to refer to the adopted plan (rather than as recommendations to make to the draft plan) but no material change to the substance of the assessment has been made. The heritage assessments provide more detailed information to inform subsequent planning applications for development.
- 1.6 The NPPF describes impacts on heritage assets as in terms of whether they are ‘substantial’ or ‘less than substantial’. The PPG (Paragraph: 018 Reference ID: 18a-018-20140306) identifies that, in general terms, substantial harm is a high test so it may not arise in many cases. A wide spectrum of effects may, therefore, be described as ‘less than substantial’. For the purposes of these assessments, to provide more clarity on where on the spectrum any harm is considered to lie, the following terminology has been adopted;

Term	Definition
Substantial harm	The significance of the asset is totally altered or destroyed. Comprehensive change to setting affecting significance, resulting in changes in the ability to understand and appreciate the resource and its historical context and setting.
Moderate harm	The significance of the asset is affected. Changes such that the setting of the asset is noticeably different affecting significance, resulting in changes in the ability to understand and appreciate the resource and its historical context and setting.

Term	Definition
Limited harm	The significance of the asset is slightly affected. Changes to the setting that have a slight impact on significance, resulting in changes in the ability to understand and appreciate the resource and its historical context and setting.
No harm	The development does not affect the significance of the asset. Changes to the setting do not affect the significance of the asset or the appreciation of it.

- 1.7 The heritage assessments for sites where the site requirement refers to further guidance being provided in the Heritage Assessment are provided in the Appendix. For each site, a map is provided which shows the site and the heritage asset(s) in the vicinity. A table sets out the key information about the site as allocated in the Adopted Site Allocations Plan (i.e. site name, site reference, area, capacity and HMCA). Key information from the relevant building listing or conservation area appraisal is also provided, followed by a commentary on the contribution that the site makes to these assets. In a number of instances, where it was considered that it would aid interpretation of the assessments, plans have been prepared which indicate which parts of the site have a relatively higher sensitivity to development from a heritage perspective. The identification of part of a site as being of higher sensitivity does not necessarily mean that development could not occur on this part of the site, but does highlight that greater care and attention will need to be made to respond to the heritage assets through the form / design / layout of development in these areas. The exact response needed varies by site, and guidance on the key considerations for each site is provided in the assessment. Taking into account all of the above, a conclusion is then drawn for each site.
- 1.8 Where site requirements on allocations in the Site Allocations Plan refer to more information being provided in the Heritage Assessment, these are provided at the Appendix. The assessments provide detailed information about these allocations in terms of their impact on heritage assets and how this may be minimised or mitigated. They were used to inform the Plan, and specifically the site requirements attached to these allocations. They have been updated to refer to the adopted plan (rather than as recommendations to make to the draft plan) but no material change to the substance of the assessment has been made. As detailed above, the heritage assessments provide more detailed information to inform subsequent planning applications for development.



**Appendix - Heritage impact assessments referred to in the site requirements of specific allocations in the Site Allocations Plan.**

## Aireborough HMCA

### HG2-1 New Birks Farm, Guiseley

Site Ref	HG2-1
Site address	New Birks Farm, Ings Lane, Guiseley
Site area	10.84 hectares
Site capacity	160 units
HMCA	Aireborough

#### Site description:

Site to the north of the existing residential area of Guiseley, bounded to the east by a railway line, to the north by playing pitches, and west and south by existing development. Site is flat with very little tree cover. A small number of farm buildings occupy an area adjacent to Ings Lane.

#### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- Guiseley Conservation Area – the farm buildings within the site on Ings Lane (New Birks Farm) form part of the Conservation Area.

#### Relevant or useful information from the Conservation Area appraisal or building listing etc:

The Guiseley Conservation Area Appraisal summarises its special interest as follows:

*“Guiseley has been shaped by its long and interesting history and its special character today relates to its past development from rural medieval village to booming industrial mill town.*

*The town has a number of focal areas rather than a single dominant centre. The Town Gate area retains a village character relating to the medieval village and commercial areas on Oxford Road and Otley Road recall the prosperous late 19th century town. Surviving mill complexes along Netherfield Road recall the source of this prosperity and the town’s textile industry.*

#### Key characteristics:

- *Surviving elements of the medieval village continue to shape the Town Gate area with the notable survival of the pattern of ‘croft and toft’ plots on the east side of Town Street.*
- *The large scale plots and buildings of the surviving mill complexes along Netherfield Road contrasts with the finer grain of the residential town. In some areas, such as the Wells Road area, development is arranged in a grid-form plan showing its planned nature.*
- *Landmark buildings include St Oswald’s church tower and the mill chimney at Gordon Mills. Views out of the town to the surrounding countryside tie the town to its surroundings.*
- *The use of local stone unifies the mix of architecture including 17th and 18th century farmhouses and converted agricultural buildings, weavers cottages and 19th and 20th century industrial buildings including mills, factories and workers housing. Late 19th and early 20th century commercial buildings feature high levels of architectural detail. There is also a good group of villas and impressive terraces of this date.”*

The Conservation Area boundary was extended in 2012 to include New Birks Farm.

A ‘key long distance view’ is described in the CAA (p.9) as extending out from Oxford Avenue towards Ings Lane and New Birks Farm. In relation to these views it states (p.10);

*“Long distance views out of the settlement to the surrounding countryside are significant and help tie the town to its wider setting. To the north west views across countryside to the towers of High Royds are impressive. Views to the north east feature a distinctive copse of trees set on the high ground above the town. Views across the ‘croft’ plots and out to the fields on the east side of the town help to retain the sense of the medieval rural village.”*

The buildings at New Birks Farm are described as ‘positive buildings’ within the analysis of character area 4 – the mill town – in the CAA (p.19) As part of the opportunities for management and enhancement of this area, the CAA p.20) recommends to “Promote the reuse of New Birks Farm, currently a positive historic building at risk” .

More generally, in relation to development in the setting of the Conservation Area, the CAA states (p.24) :

*It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be spoiled 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.”*

Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):

New Birks Farm is within character area 4 of the Guiseley Conservation Area but represents an earlier form of development that predates the ‘Mill Town’ character that dominates and is important for the chronology of the place here. The views over the fields towards High Royds from Ings Lane are also significant and the site does emphasise the setting of the High Royds tower that can clearly be seen over the site.



Figure 1- High Royds visible over the site

The plan below indicates views and the area of higher sensitivity on the site;



Assessment of the impact that the loss of this site and its subsequent development might have upon the significance of the heritage asset(s):

The openness around the farm contributes to its setting and history. The views over to High Royds that are continuous from Ings Lane are also important for sense of place. The loss of such elements, through insensitive development, will be harmful and affect the special character of this part of the conservation area. However, on balance the harm to the historic environment will be limited to moderate and will therefore be less than substantial. Any harm could be mitigated by the provision of landscaped views through development that allow sight of High Royds, and the consideration of the setting of New Birks Farm, along with the refurbishment of this positive building which is at significant risk within the conservation area.

Site Requirement:

- Conservation Area: A small part of the site is within the Guiseley Conservation Area and the remainder affects its setting. Any development should preserve or enhance the character or appearance of the Conservation Area. Views through the site from Ings Lane to the High Royds Tower should be maintained. Development should be set back from New Birks Farm and the existing positive buildings, namely the farmhouse, adjoining stone barn and small scale curtilage outbuildings should be reused and refurbished as part of the development. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

As with all development affecting Listed Buildings and Conservation Areas, it will be particularly important that all of the development responds to the character of the area. Policies P10 and P11 of the Core Strategy (in particular) will ensure that this is addressed at detailed application stage, and so this does not need to be specifically referenced as part of the site requirements.

As noted above, the development of this site presents an opportunity for the refurbishment of New Birks Farm which contains positive buildings in the conservation area that are currently at risk. The main farmhouse and associated barns and outbuildings are particularly positive and should be refurbished prior to completion of the final phase of development. This, combined with sensitive development that reinforces locally distinctive house types in terms of design and materials will be of benefit and, along with a layout that allows some preservation of the agricultural setting of New Birks farm, would enable future residents to understand the chronology and evolution of this part of Guiseley. The open space that needs to be maintained around New Birks Farm could continue to form part of the allocation, however, it may appropriately form part of the on-site green space required as part of the development.

### **Conclusion**

The Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.



# Site Reference: HG2-1 (3026)

**Site Address:** New Birks Farm, Ings Lane, Guiseley

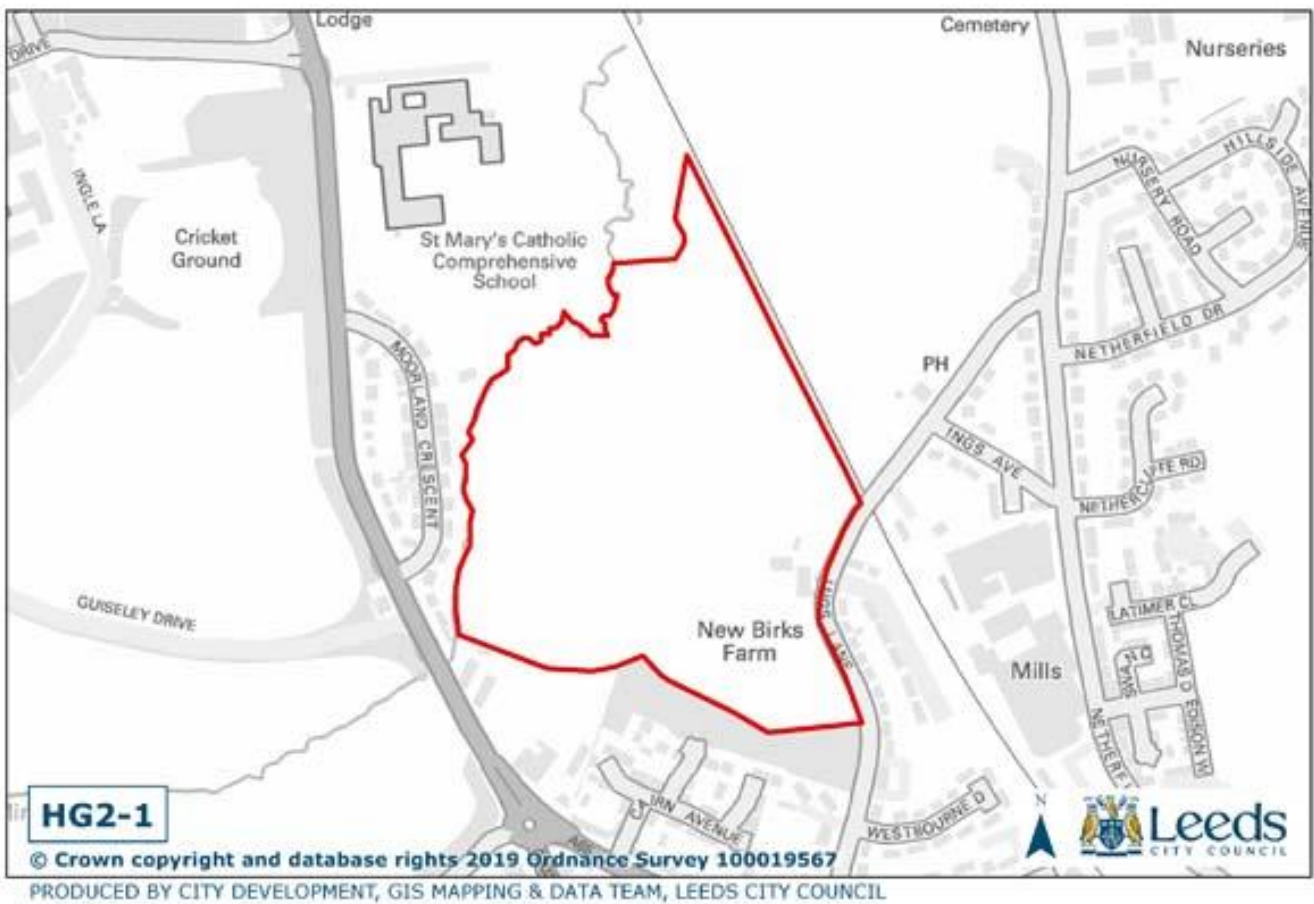
## Housing allocation

**Site Capacity:** 160 units

**Site Area:** 10.84 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough



## **HG2-2 Wills Gill, Guiseley**

Site Ref	HG2-2
Site address	Wills Gill, Guiseley
Site area	5.06 hectares
Site capacity	133 units
HMCA	Aireborough

### Site description:

Agricultural land to the rear of properties on Shaw Lane Gardens. Track runs through part of the site. Site is flat, with some tree cover on boundaries. A public right of way runs along the western boundary.

### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- Guiseley Conservation Area – adjacent to the western site boundary.

### Relevant or useful information from the Conservation Area appraisal or building listing etc:

The Guiseley Conservation Area Appraisal summarises its special interest as follows:

*“Guiseley has been shaped by its long and interesting history and its special character today relates to its past development from rural medieval village to booming industrial mill town.*

*The town has a number of focal areas rather than a single dominant centre. The Town Gate area retains a village character relating to the medieval village and commercial areas on Oxford Road and Otley Road recall the prosperous late 19th century town. Surviving mill complexes along Netherfield Road recall the source of this prosperity and the town’s textile industry.*

### Key characteristics:

- *Surviving elements of the medieval village continue to shape the Town Gate area with the notable survival of the pattern of ‘croft and toft’ plots on the east side of Town Street.*
- *The large scale plots and buildings of the surviving mill complexes along Netherfield Road contrasts with the finer grain of the residential town. In some areas, such as the Wells Road area, development is arranged in a grid-form plan showing its planned nature.*
- *Landmark buildings include St Oswald’s church tower and the mill chimney at Gordon Mills. Views out of the town to the surrounding countryside tie the town to its surroundings.*
- *The use of local stone unifies the mix of architecture including 17th and 18th century farmhouses and converted agricultural buildings, weavers cottages and 19th and 20th century industrial buildings including mills, factories and workers housing. Late 19th and early 20th century commercial buildings feature high levels of architectural detail. There is also a good group of villas and impressive terraces of this date.”*

Medieval croft boundaries to the rear of properties on Wills Gill are identified on the spatial analysis map (p.9), and lie adjacent to the site boundary. A ‘key long distance view’ is also identified out from Queensway across the frontage of this site towards the properties on Shaw Lane Gardens. In relation to these views it states (p.10);

*“Long distance views out of the settlement to the surrounding countryside are significant and help tie the town to its wider setting. To the north west views across countryside to the towers of High Royds are impressive. Views to the north east feature a distinctive copse of trees set on the high ground above the town. Views across the ‘croft’ plots and out to the fields on the east side of the town help to retain the sense of the medieval rural village.”*

In relation to greenscape, the CAA also states (p.13);

*“Views to the surrounding countryside emphasise the close connection of the town and its setting and helps retain a sense of Guiseley’s historic rural character. This is particularly true in the Town Gate area where the medieval crofts abut the fields.”*

The part of the conservation area adjacent to the site is defined as character area 1 – Town Gate. The key characteristics of this area outline that;

*“The croft plots have absorbed substantial amounts of recent residential development but retain their distinctive linear pattern. The relationship with the surviving undeveloped strips and the surrounding open countryside is important to the character of the town.”*

More generally, in relation to development in the setting of the Conservation Area, the CAA states (p.24):

*It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be spoiled 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.”*

Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):

The Guiseley Conservation Area Appraisal highlights the importance of the Town Gate area and the associated field patterns and landscape views. The site is located immediately to the east of a rare survival of toft and croft townscape/field patterns that are directly associated with the medieval planned village of Guiseley. Views from Queensway are specifically identified on the appraisal, as is the ‘Village character’ associated with the tofts and crofts, field patterns and landscape setting. This village feel and open character are defining features of the townscape and create a strong sense of place that is important to the character and appearance of the conservation area.



Figure 3 - View from Queensway



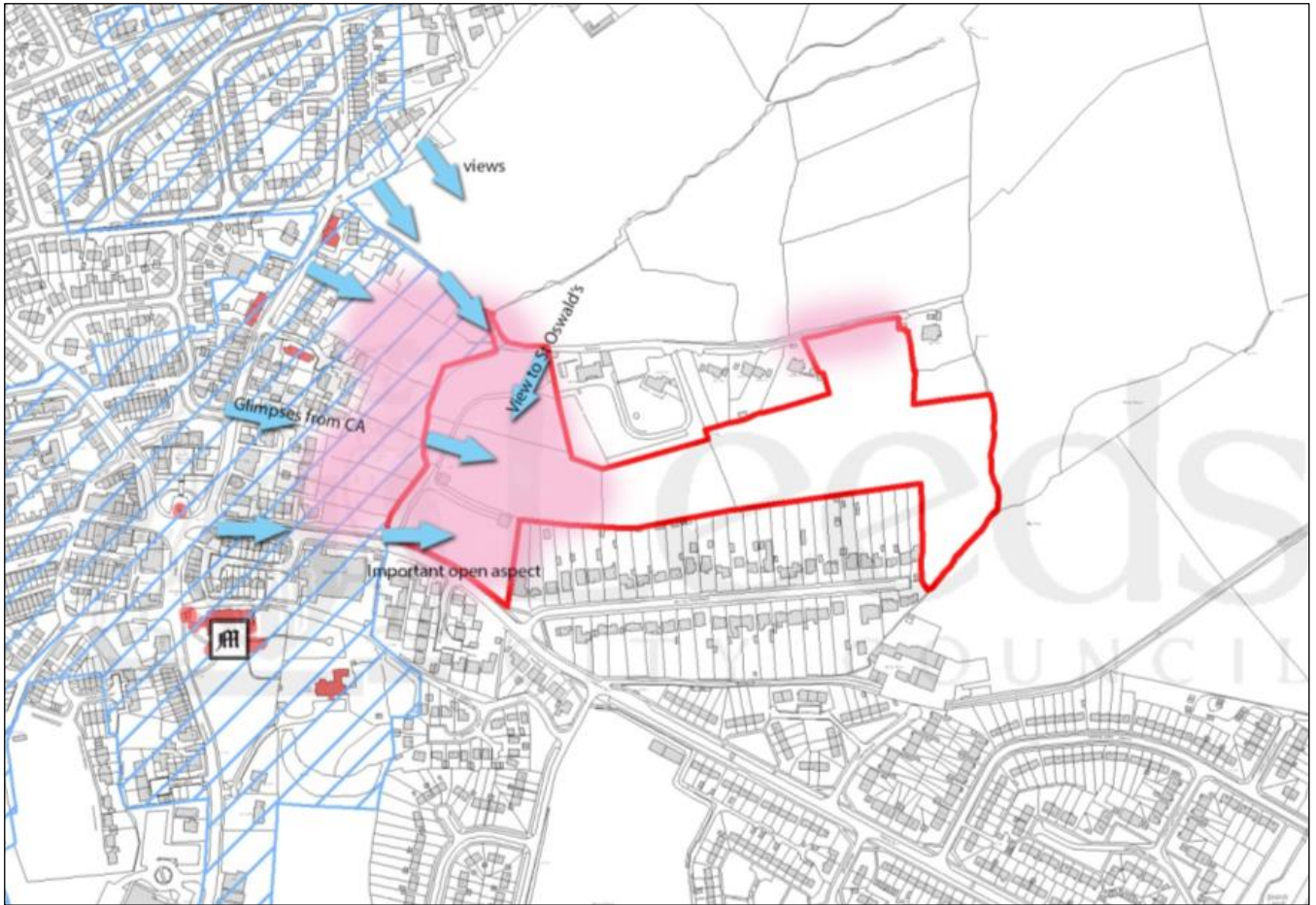
Figure 2 - Glimpse of site from the Toft and Croft landscape from Town Street

The feeling on Queensway is one of emerging into countryside on leaving Guiseley. It is very important for the future understanding of place and sense of history that the conservation area attempts to preserve this.

Views to St Oswald’s Church from the site are also important to the setting of the historic environment.

The plan below illustrates views and the areas of higher sensitivity on the site;





Assessment of the impact that the loss of this site and its subsequent development might have upon the significance of the heritage asset(s):

Insensitive development across the whole site will impact upon the Conservation Area (and associated listed buildings that form part of it) in two ways. Firstly it will impact upon the views to and from the conservation area, and secondly, it will impact upon the open, landscape setting that is historically important for appreciation of the heritage assets and sense of place.

The Tofts and Crofts extending down to the nearby beck at the foot of the crofts are a highly significant piece of early townscape and provide evidence as to the use, scale and management of what would likely have been, at time of building, large areas of unenclosed common land. They are related to the historic building plots that still survive along Town Street. Loss of the fields immediately to the east of these crofts will cause substantial harm to the appreciation of the conservation area and the wider setting of this important medieval landscape.

Views from the conservation area command vistas over fields to the east and towards Yeadon Town Hall that can be seen protruding on the nearby hill. Glimpses through the old toft boundaries and into landscape beyond are also significant and compound the rare survival and village feel. Views to St Oswald's church are important from the western side of the allocation site and the fields contribute to the setting of the church and its appreciation as a focal point within the landscape.

Views out of the Conservation Area along Queensway are also important, with the open space enabling a strong sense of place to be achieved. Loss of this open space will undermine this sense of place, and development to the western parts of the allocation site will substantially harm these important aspects.

There is potential for infill development to the rears of properties on Shaw Lane Gardens that is well set back from the eastern boundary of the Conservation Area. This will affect some views from Queensway as the site rises to the east, which will subsequently affect the Conservation Area, though harm would be limited and to a lesser degree than would be caused by building over the whole of the proposed allocation site. To minimise and

mitigate this impact, it will be very important that careful consideration is given to the planting and design of boundary treatments, as well as the scale and design of properties.

Site requirement:

- Conservation Area: The site affects the setting of the Guiseley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. A significant buffer is required on the western part of the site to preserve or enhance the character of adjacent surviving medieval field systems and views of St Oswalds Church. This should be a natural form rather than an overtly domesticated or managed space. A landscaped buffer will also be required between the new housing development and this open space. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

The site requirement identifies the need for a significant buffer to the west of the allocated site. This is to ensure that the fields immediately adjacent to the Conservation Area boundary remain free from built development and maintain their role as part of the setting to the Conservation Area and St Oswald's church. Whilst no built development will be allowed on this part of the site, it forms part of the allocation as it can form the on-site green space that will be required as part of the development by Core Strategy Policy G4. At application stage, existing policies such as P10 and P11 will be used to ensure that the form of the green space proposed is sensitive to the Conservation Area, with a natural form being likely to be more appropriate than an overly domesticated or managed space.

The need for well-designed development with sensitive boundary treatment to minimise the impact of development on views from Queensway will be ensured by existing policies, including Policy P10 (Design) and P11 (Conservation) of the Core Strategy, and the generic site requirements of the SAP which requires landscaping schemes for development adjoining open land (in accordance saved UDP Policy N24 and Supplementary Guidance No. 25 – Greening the Built Edge). Similarly, these policies will ensure that the form of the green space provided to the west of the site is sensitive to its role as part of the setting of the Conservation Area (with a natural form of green space being likely to be more appropriate than an overly domesticated or managed space) and any highways access taken from Queensway is carefully designed to minimum standards to minimise any potential impact. Therefore, whilst this is important, it does not need to be specifically referred to as part of the site requirements.

**Conclusion**

The Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

# Site Reference: HG2-2 (3029)

**Site Address:** Wills Gill, Guiseley

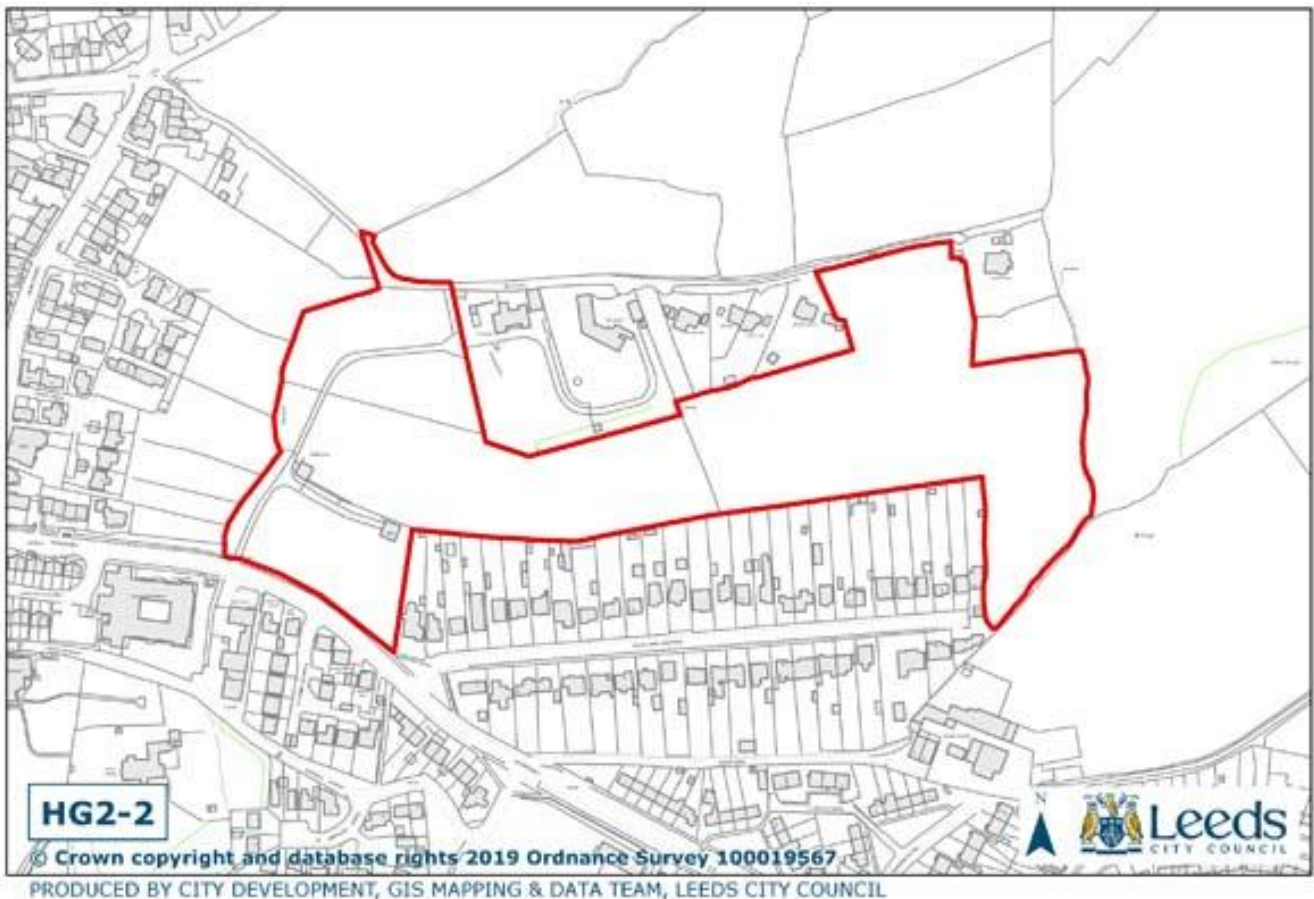
## Housing allocation

**Site Capacity:** 133 units

**Site Area:** 5.06 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough



## HG2-9 Victoria Avenue, Yeadon

Site Ref	HG2-9
Site address	Land at Victoria Avenue, Leeds
Site area	3.9 hectares
Site capacity	102 units
HMCA	Aireborough

### Site description:

Site adjacent to Yeadon Tarn, bounded by the airport to the north. There is existing residential use to the south. Site is flat.

### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- Yeadon Conservation Area – situated adjacent to western boundary of site.

### Relevant or useful information from the Conservation Area appraisal or building listing etc:

The Yeadon Conservation Area Appraisal summarises its special interest as follows:

*“Yeadon has been shaped by its long and interesting history and its special character today relates to its past development from rural medieval village to industrial mill town. The contrast between the traces of the early settlement and the industrial mill town contribute to the special character of the conservation area.*”

### Key characteristics:

- *The hill-top location and the steep scarp add drama to the townscape and impressive views in and out of the town.*
- *The surviving medieval form of the maze of winding lanes in Town Gate and Ivegate area contrasts strongly with the planned order of the gridform terraces and large footprints of the mills of the industrial town.*
- *The plain simplicity of the early surviving 18th century buildings contrasts with the increasingly ornate buildings of the 19th century. The use of sandstone strongly unifies the built environment. The Town Hall is the unrivalled principal landmark building. The surviving mill complexes and their associated industrial workers terraces form defining architectural groups. The surviving Victorian shopfronts form an impressive feature of the town.*
- *Traditional stone surfaces are a particular feature of the public realm of the town and add to its special character.*
- *Green spaces such as Yeadon Tarn, Nunroyd Park and the Engine Fields are important. As is the strong connection of the town to its countryside setting.”*

### Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):

This site directly abuts Tarnfield Park and the Yeadon Conservation Area on its western boundary. The site is visible from the northern and north-western end of the park and from the car park. It is located on a slight rise in ground level with little tree cover and the site is clearly visible from the Conservation Area. The site once formed part of Yeadon Moor that appears to have been enclosed by Act of Parliament in the 19<sup>th</sup> century due to the layout of fields, remains of common and verges to roads.

The site represents a piece of Yeadon Moor that has so far escaped development, though has been encroached upon by the airfield to the north, houses to the south and highway paraphernalia and signage along the main road (A658) that can be seen from the Conservation Area. The houses to the south of the site are of an undistinctive quality and do not represent the character of the Yeadon area. Overall, the character of this remnant of moorland has been so harmed by the developments around it that its contribution to the character of the Conservation Area, while positive, is limited.





Figure 4 - View from Tarnfield Park where semi-detached houses and fencing, lighting and signs are visible adjacent to the airport.

Assessment of the impact that the loss of this site and its subsequent development might have upon the significance of the heritage asset(s):

The loss of this site to insensitive development would cause limited harm to the conservation area. It is currently visible from Tarnfield Park, though there are some trees along part of the western boundary which adjoins the Conservation Area (adjacent to the housing on Glenmere Mount). The lack of substantial tree cover here is a characteristic of the Conservation Area, and this last element of moorland landscape will be eroded by development. However, harm will be limited, and could be mitigated if suitable distinctive forms of buildings can be employed together with a robust landscape buffer to the northern and western boundaries.

Site requirement:

- Conservation Area: The site affects the setting of Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Enhanced landscaping should be provided to the western and northern site boundaries. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

The site requirement identifies the need for development to preserve or enhance the character or appearance of the Conservation Area and has been strengthened by specifically identifying that a robust landscape buffer, which extends and reinforces the existing partial tree belt through the planting of additional native species, should be provided to the north and west of this site.

If development presents an opportunity to enhance heritage assets, does the Plan set out sufficient measures to ensure this?

Yes. There is an opportunity to improve the views from the Conservation Area and the distinctiveness of the area as a whole through the development of distinctive, high quality development on this site that will enhance, rather

than detract from, the character of Yeadon. Such distinctive development will shield the existing houses to the south and the fences, signs and lighting that can be seen from the Conservation Area across the site. Policies P10 (Design) and P11 (Conservation), of the Core Strategy, in particular, will ensure that this is addressed at application stage.

### **Conclusion**

The Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

# Site Reference: HG2-9 (3366)

**Site Address:** Land at Victoria Avenue, Leeds

## Housing allocation

**Site Capacity:** 102 units

**Site Area:** 3.9 hectares

**Ward:** Otley and Yeadon

**HMCA:** Aireborough



## **HG2-229 The Old Mill, Miry Lane, Yeadon**

Site Ref	HG2-229
Site address	The Old Mill, Miry Lane, Yeadon
Site area	0.43 ha
Site capacity	15 dwellings
HMCA	Aireborough

### Site description:

Former mill and adjacent vacant land. Miry Lane runs through centre of site, with a public right of way crossing the tip of the southern corner of site.

### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- Yeadon Conservation Area – site is located within the Conservation Area.

### Relevant or useful information from the Conservation Area appraisal or building listing etc:

The Yeadon Conservation Area Appraisal describes the special character of the area as follows:

*“Yeadon has been shaped by its long and interesting history and its special character today relates to its past development from rural medieval village to industrial mill town.*

*The contrast between the traces of the early settlement and the industrial mill town contribute to the special character of the conservation area.*

### Key characteristics:

- *The hill-top location and the steep scarp add drama to the townscape and impressive views in and out of the town.*
- *The surviving medieval form of the maze of winding lanes in Town Gate and Ivegate area contrasts strongly with the planned order of the gridform terraces and large footprints of the mills of the industrial town.*
- *The plain simplicity of the early surviving 18th century buildings contrasts with the increasingly ornate buildings of the 19th century. The use of sandstone strongly unifies the built environment. The Town Hall is the unrivalled principal landmark building. The surviving mill complexes and their associated industrial workers terraces form defining architectural groups. The surviving Victorian shopfronts form an impressive feature of the town.*
- *Traditional stone surfaces are a particular feature of the public realm of the town and add to its special character.*
- *Green spaces such as Yeadon Tarn, Nunroyd Park and the Engine Fields are important. As is the strong connection of the town to its countryside setting.”*

The Old Mill is specially mentioned in the summary of the historic development of post medieval Yeadon:

*“Old Mill, or T’owd Dog dates to 1792 and was built by Joseph Cawthray as the first steampowered mill in the town.”*

The site is located within character area 3: Mill Town of the Conservation Area. This area is described as dominated by a group of surviving mill complexes and associated industrial housing. The Old Mill is identified as a positive building within this area. In relation to opportunities to management and enhancement, the appraisal provides the following guidance:

*“Retain the industrial character of this area through the conservation of the positive industrial buildings relating to the textile mills and dye works. These buildings have historically been the main employment centres of the town and many continue in employment and light industrial use. Future redevelopment may be required to sustain these businesses and buildings to enable them to remain viable. Equally if the existing uses are no longer viable,*



*the buildings can be converted for alternative uses. It is recognised that within the industrial complexes positive buildings of special architectural and historic interest are intermixed with buildings of less special interest. In the future, selective demolition and appropriate redevelopment of parts of the sites may enable viable uses to be secured for the positive buildings of the complexes.”*

And: *“Retain and reinstate traditional fixtures and fittings in the positive buildings.”*

Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):

The significance of this site lies in its historic mill town character and the buildings’ age and associations with early, steam powered industry of the Yeadon area.

Assessment of the impact that the loss of this site and its subsequent development might have upon the significance of the heritage asset(s):

Loss of the positive buildings upon this site will likely cause harm to the character and appearance of the Yeadon Conservation Area. Harm through total demolition will be serious and a thorough assessment of which buildings are of greatest significance should take place to inform any planning applications on this site. On external inspection the buildings to the south east of the site, including the tower feature, seem to have the greatest significance, but the saw tooth weaving sheds also have character of their own and may have greater significance than first assumed. The land to the north once contained what were likely highly characteristic vernacular buildings of a high density and as such development could lead to an enhancement of the Conservation Area through sensitive, contextual development here. The Engine Fields reserve is also of local significance and development should pay due respect to this.

The retention and reuse of positive buildings upon this site will contribute to the survival of these important structures within the Conservation Area.

Site requirement:

- Conservation Area: The site is within the Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. An assessment of the significance of the existing buildings, and their contribution to the Conservation Area, should be undertaken to inform development on this site. Positive buildings should be retained and reused wherever possible as part of the development. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

The plan indicates that existing buildings on the site should be fully assessed, and positive buildings should be retained and reused wherever possible. As with all sites within a Conservation Area, where it is particularly important that all development responds to the character of the area, it also highlights that new development should preserve or enhance the character and appearance of the Conservation Area. By designating this site an improvement to the conservation area could be achieved through sensitive new build along Miry Lane which has been left as car parking/overgrown since clearance took place some years ago. The allocation of the site, combined with the site requirement above, will ensure that this potential benefit is realised.

### **Conclusion**

With the site requirement, the Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

# Site Reference: HG2-229 (5287)

**Site Address:** The Old Mill, Miry Lane, Yeadon

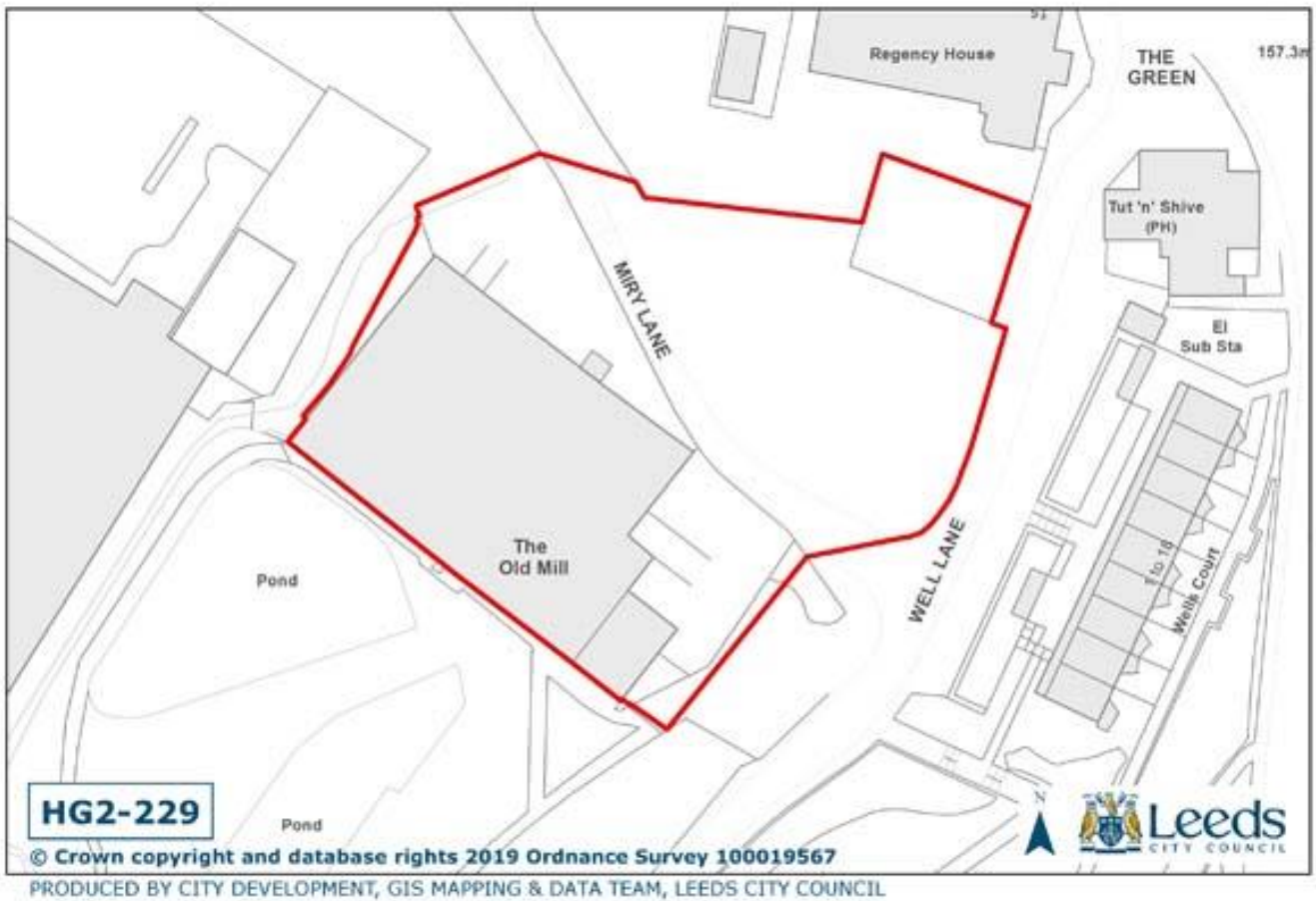
## Housing allocation

**Site Capacity:** 15 units

**Site Area:** 0.43 hectares

**Ward:** Otley and Yeadon

**HMCA:** Aireborough



## **East HMCA**

### **HG2-119 Red Hall Offices & Playing Field**

Site Ref	HG2-119
Site address	Red Hall Offices & Playing Field LS17
Site area	13.91 ha
Site capacity	50
HMCA	East

#### Site description:

The site is mixed (greenfield and brownfield). The site lies within the Main Urban Area and is bounded by agricultural and woodland to the north and west, the A6120 Leeds Ring Road and housing to the south, and the A58 Wetherby Road to the east. A large majority of the site is laid out as playing field land containing approximately 4 hectares of playing pitches and a 6 team changing block, now unused. These were previously laid out as 5 playing fields (4 football and 1 rugby league) but have drainage issues leaving the playing fields in a water-logged state for a large part of the year but generally remain capable of use for informal amenity purposes in dry periods. The Red Hall listed buildings sit on the western boundary, owned and occupied by the Rugby Football League.

#### Heritage asset(s) of relevance and relationship between site and heritage asset(s):

- Red Hall House (Grade II) – located within the allocation, towards the western boundary.
- Former coach house and stables of Red Hall House (Grade II) – located within the allocation, directly adjacent to the western boundary.
- Pigeon House approximately 150m north west of Red Hall House (Grade II)

#### Relevant or useful information from the Conservation Area appraisal or building listing etc:

SE33NW RED HALL LANE, Shadwell 714-1/7/1095 (North side (off)) 19/10/51 Redhall House (Formerly Listed as: RED HALL LANE, Shadwell Red Hall) GV II

Large house, now headquarters of Rugby Football League. C17 origins, late C18 main range, additions early C19. Red brick in Flemish and random bond, ashlar details, slate roofs. 2 storeys, with attics, 9 first-floor windows. Ashlar plinth. The original house is the 5-window central range: central 3 in a wide pedimented bay which breaks forward, with central panelled door in eared architrave with pediment over, flanking narrow 7 x 2-pane windows with flat brick arches to ground and 1st floors and above the continuous sill band, centre, a large traceried fanlight window in keyed architrave. Windows in early C19 added outer bays are wider sashes of 7 x 2 panes, in corniced architraves. Sill bands, moulded stone eaves cornice and blocking course. Central range has a hipped roof with end stacks, outer bays separately roofed. Rear: 2 possibly C17 gables with stone copings, 12-pane sashes in flush wood frames, and a slightly-projecting brick and ashlar stack rises behind added lean-to service range; attached rear wing on north side of courtyard is of 3 bays, the outer bays gabled with copings and turned-in kneelers; the recessed central bay has two 4-centred arches, now windows. INTERIOR: the entrance hall open to 1st floor, lit by the large fanlight with purple and yellow glass panes; entrance hall has deeply carved door cases with moulded entablatures, cornices, 6-panel doors, bucranium frieze to entrance to cross-corridor; window shutters, large C19 fireplace with heavy console brackets and badge of the Ibbetson family. The hall ceiling has central rose, modillion cornice. On the cross corridor is a very fine mid C18 staircase with knopped column-on-vase balusters, moulded and ramped handrail, fluted end column and carved string; the round-headed stair window has margin lights; modillion and egg-and-dart cornice. A service stair rises from ground floor to attics and has column-on-vase balusters and ramped handrail.

Listing NGR: SE3468338562

SE33NW RED HALL LANE, Shadwell 714-1/7/1093 (North side (off)) 19/10/51 Former coach house and stables west of Redhall House (Formerly Listed as: RED HALL LANE, Shadwell Stables immediately west of Red Hall) GV II

Coach-house/stables, now offices. Early C19, converted C20. Coursed squared gritstone, slate roof. 2 storeys, 3 bays each with 2 windows, the central bay projects and has an elliptical arch, pediment with coping and turned-back kneelers, traceried circular window, wind vane over. Former sashes, modern small-pane frames, plain stone sills and wedge lintels. INTERIOR: not inspected.

Listing NGR: SE3464338570

SE33NW RED HALL LANE, Shadwell 714-1/7/1094 (North side (off)) 19/10/51 Pigeon house approximately 150 metres north-west of Redhall House (Formerly Listed as: RED HALL LANE, Shadwell Pigeon-cote north-west of Red Hall) GV II

Pigeon house. Probably mid C18, restored c1975. Coursed squared gritstone and brick, stone slate roof. Square plan, 3 storeys, quoins. On the S side a wide cart arch to ground floor, a narrow doorway above, both with segmental arch; small square window, probably former bird entrance, restored lantern to apex of pyramidal roof. INTERIOR: not inspected but reputed to be brick-lined with nesting holes.

Listing NGR: SE3459938665

Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):

The allocation encompasses the primary parkland setting to the front of Red Hall House, along with additional land to the north-east and east (the primary setting is illustrated on the plan below). Red Hall's location, on a high plateau, resulted in flat land extending away from the house to the east. This enables the house to be extremely visible from the surrounding area, its primary frontage facing towards a former parkland area where select copses of trees were intentionally placed. Although much of the formal landscape has been area much of the site is, therefore, important to the setting of Red Hall.

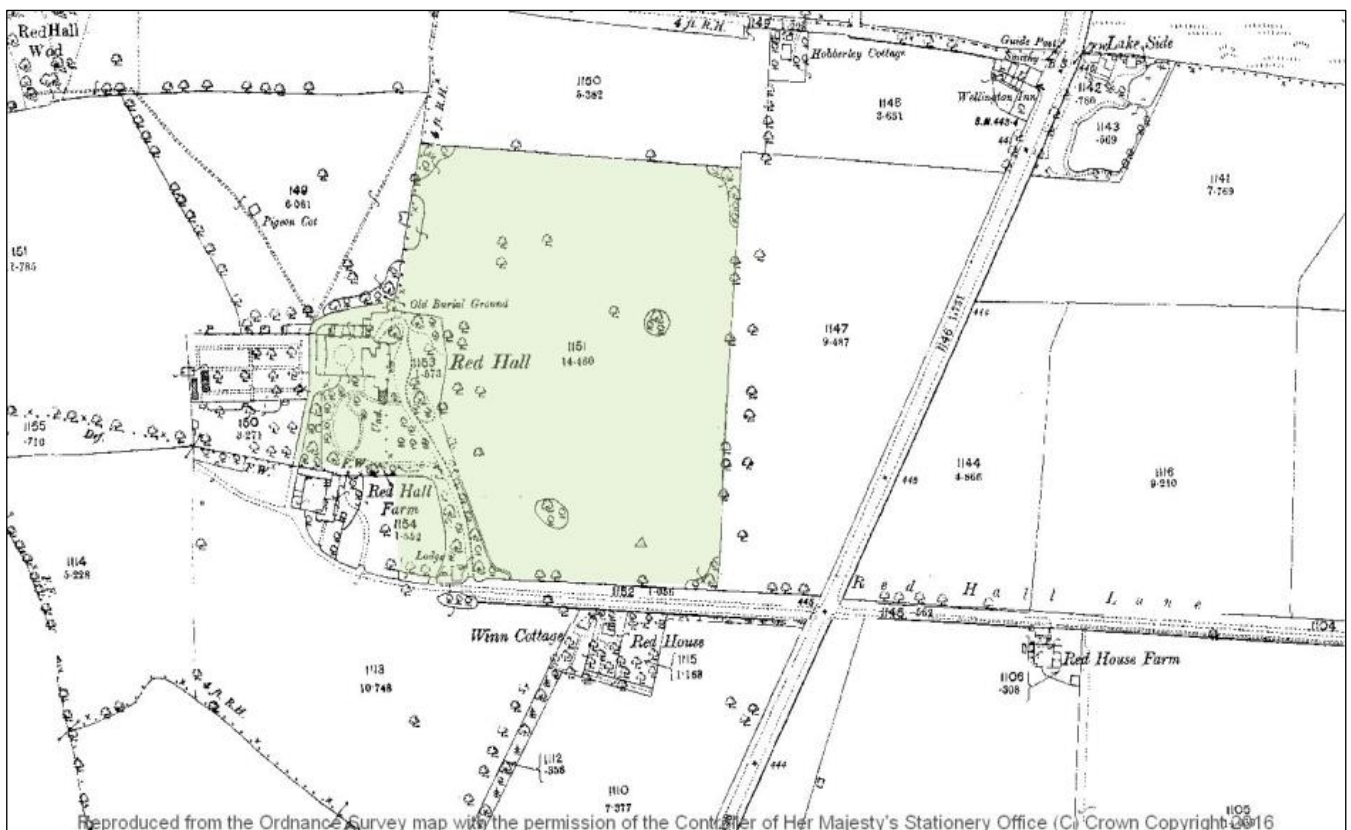


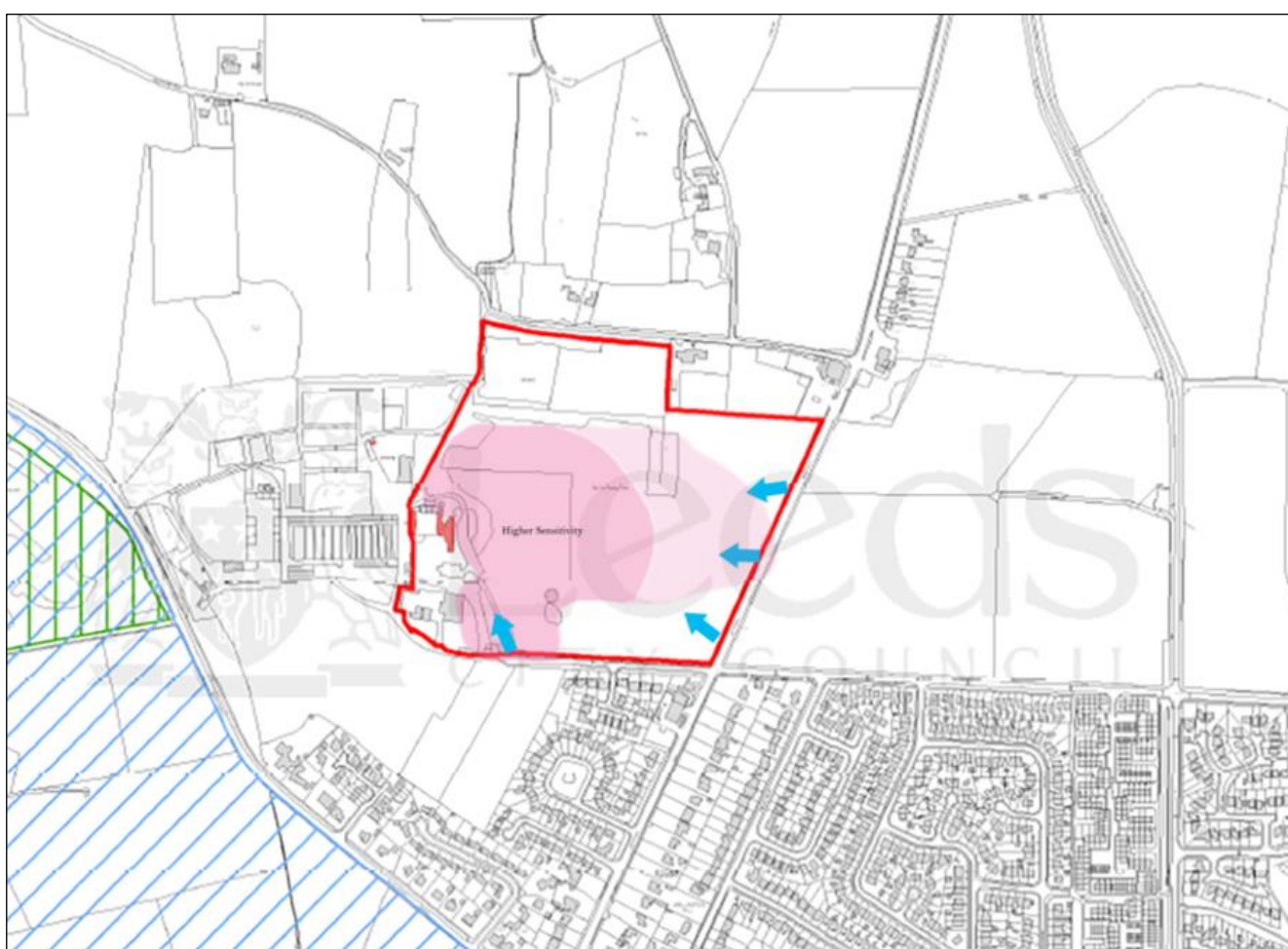
Figure 5 – Primary historic curtilage of Red Hall House (shown in light green)

Assessment of the impact that the loss of this site and its subsequent development might have upon the significance of the heritage asset(s):

Loss of a significant proportion of the open land that forms the primary historic setting of Red Hall (shown in fig1 map above), will result in serious harm to the heritage asset due to the loss of a fundamental element of the setting of a grand country house and its primary frontage.

However, there is scope for development which maintains a significant area of the open land surrounding the frontage of Red Hall House. The maintenance of this area as open green space would act as a buffer between Red Hall House and new development, and also preserve the openness of the primary parkland setting to the house. In addition, due to the topography and the current open character of the site, Red Hall is very visible along the approach in/out of Leeds along Wetherby Road. This contributes to the appreciation of this building as an important local landmark. To avoid harm, it will also be important that development is laid on in a manner which retains views across the site to Red Hall.

The plan below highlights the areas of higher sensitivity (darkest areas are the most sensitive) on the site and the key views;



A section of proposed East Leeds Orbital Route will be proposed to run through the northern part of the site. Whilst the proposal for this road falls out of the scope of the Site Allocations Plan, and so also needs to be taken into account in terms of its implications for development.

Site requirement:

- Listed Buildings: The site includes Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The openness of the historic primary parkland setting to Red Hall House should be maintained as part of the development. A robust landscaping scheme, or shielding with built form, should also be incorporated to mitigate the potential impact that the proposed East Leeds Orbital Road may have on the site. A formal landscaped approach to



Red Hall House should be created through the centre of the site, to maintain views of the building from Wetherby Road. The listed coach house and stable buildings should be retained and reused, where possible, as part of the development and their setting enhanced through the sensitive redevelopment of the surrounding area. Further guidance on this is provided in the Site Allocations Plan Heritage Assessment.

The site requirement refers to the need for development to maintain a significant area of green space which forms the historic primary setting of Red Hall House. Whilst the expectation is that there will be no built development within the area of higher sensitivity to the front of Red Hall House which forms its historic setting, it is proposed that this land is retained within the allocation due to the role that it can serve in providing on-site green space associated with the development. It will be very important that development on this site is designed sensitively, having regard to its location within the wider setting of the listed buildings. This will be ensured at application stages by existing policies, particularly P10 (design) and P11 (conservation) of the Core Strategy and so does not need to be specifically mentioned as part of the site requirements.

The development of this site does present a potential opportunity to enhance the setting of the listed coach house and stable buildings to the south west of the site as well as creating more suitable forms of new build to enhance the character here. These are currently surrounded by large functional buildings which detracts from their setting and modest new development, of a similar character (estate courtyard type buildings/cottages), could help enhance this approach to Red Hall itself. Similarly, the non-listed farm cottage and stable block are within the setting of Red Hall and should be maintained through a similar approach.

Development could also contribute to an enhancement of the primary frontage of Red Hall through development being intentionally located to the North and South of the site and thereby defining a formal landscape approach in line with the main house. This would allow a wide, landscaped 'avenue' to be maintained through the centre of the site and contribute to enhancing the heritage asset through sensitive, well planned development containing suitable robust landscaping. Although discussions on the precise form that this should take should be advanced through the Planning Application, such a formal landscape approach could focus attention on Red Hall and, although this would alter the setting, it would also allow a potential greater appreciation and contribute to the evolution of the site whilst shielding the link road and more recent development to the south. To secure this benefit, the site requirements refer to the creation of a formal landscaped approach and retention of buildings where possible.

### **Conclusion**

The Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

# Site Reference: HG2-119 (2062)

**Site Address:** Red Hall Offices & Playing Field LS17

## Housing allocation

**Site Capacity:** 50 units

**Site Area:** 13.91 hectares

**Ward:** Cross Gates and Whinmoor

**HMCA:** East Leeds



## Inner HMCA

### HG2-99 Buslingthorpe Tannery/ Hill Top Works Sheepscar

Whilst a Conservation Area Appraisal has not yet been adopted for the Buslingthorpe area, significant analysis work has previously been undertaken by the Council. This has identified a number of historic buildings within the area which are considered to be important for sense of place and that should be retained. A plan illustrating these (shown in blue) and how they relate to the site boundary (outlined in red) is provided below;



Within the site the key building is Buslingthorpe Hill Top Works. Buslingthorpe Hill Top Works is a highly characteristic site on a local and city wide scale. Important factors include existing Mill buildings that characteristically hug the hillside while remaining subservient. The chimney and main tannery buildings, in particular, are considered to offer good potential for conversion.

Site requirement;

- Conservation Area: This site is within the Buslingthorpe Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The main tannery and chimney of the Buslingthorpe Hill Top Works make a positive contribution to the character of the Conservation Area. These should be retained and reused in any development proposals for this site. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.



# Site Reference: HG2-99 (125\_210)

**Site Address:** Buslingthorpe Tannery/Hill Top Works Sheepscar

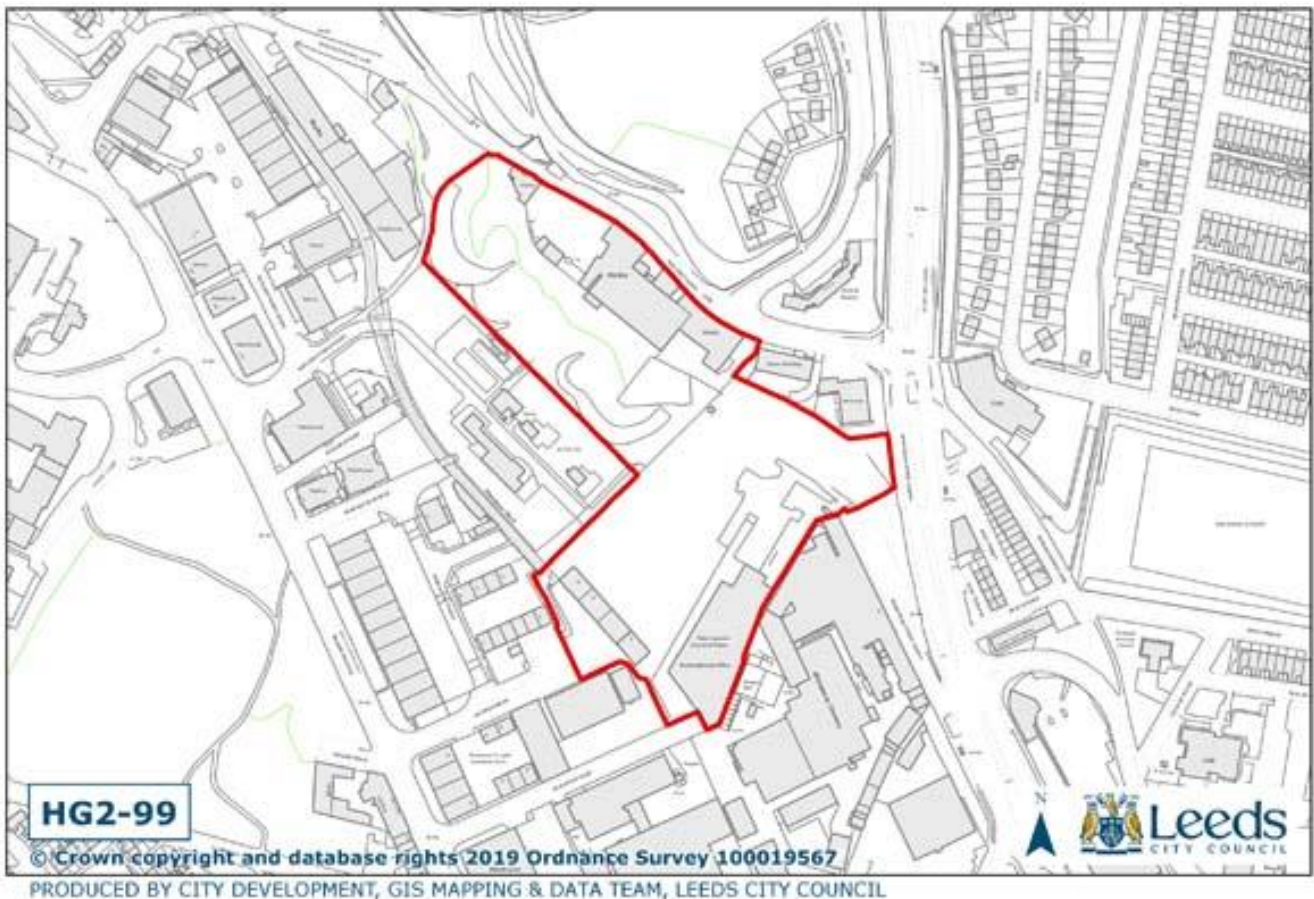
## Housing allocation

**Site Capacity:** 189 units

**Site Area:** 3.23 hectares

**Ward:** Chapel Allerton

**HMCA:** Inner Area



## North HMCA

### HG2-46 Horsforth (former waste water treatment works)

Site Ref:	HG2-46
Site address:	Horsforth (former waste water treatment works)
Site area:	3.18 hectares
Site capacity:	53 units
HMCA:	North

#### Site description:

Brownfield site off New Road Side, Horsforth. The surrounding area is predominantly residential. Significant tree cover with existing well defined boundaries.

#### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- Newlay Conservation Area – site located within the eastern part of the conservation area

#### Relevant or useful information from the Conservation Area appraisal or building listing etc:

The Conservation Area Appraisal identifies the special interest of the conservation area as follows:

*“Newlay is a settlement whose history far outreaches the existing development of the area. The idyllic location and landscape setting resulted in Newlay becoming a “boom location” in the mid 19th century for the gentrified Victorian business class. Very much shaped by transport development, Newlay is distinctly independent from its parent settlement of Horsforth. Intentionally focussed on a site of great natural interest and beauty, Newlay conservation area has retained its charm as an area that has a rustic countryside atmosphere without being far removed from the hustle and bustle of the “big city”. Yet unlike during the time of its development, Newlay can now offer a sense of history to its other attractive qualities.*

*Its local vernacular of building materials has meant that the character of Newlay is very distinctive, resulting in an impression that the surviving ambience is still that experienced by the Victorian residents over 150 years ago.”*

The views down Rein Road (which lies just to the west of the site) are identified as key views in the CAA (p.9) . In relation to this it states:

*“Rein Road provides key views at various points to the historic and important features of the Aire, such as Kirkstall Forge Goit and weir, and the grade II\* listed iron bridge. Key views do not necessarily need to be expansive. The tight and enclosed wooded views of Rein Road and Newlay Bridle Path are significant in representing the rustic and natural character of much of the conservation area.”*

The eastern part of the CA, which contains this site, is identified as character area 5 – The Outwood and the river valley, all of which is identified as a key green space. The CAA says the following about this area, making specific mention of the site;

*“The Outwood is the only remnant of the ancient woodland that once covered Newlay. Much of the woodland south of New Road Side was gradually cleared to make way for transport links and/or housing developments. This area is of significant natural interest.*

*Also included in the area are two areas which had prevailing former uses. **East of Rein Road is the former sewage works, south of the river is the site of the former St Helen’s Works, and laterally Kirkstall Forge Tip. These two areas have a significant presence in the conservation area and therefore any redevelopment should enhance the conservation area further.***

*Movement in these areas is restricted to people travelling on foot. With the bridge and Rein Road being pedestrian only, the character area provides an idyllic and natural location. The type of location sought by the Victorians.*

*The few properties within this character area follow the style of the rest of the conservation area.*

- *Fine locally produced sandstone and gritstone.*
- *Slate roofing*
- *Fine detailing where present*
- *Large detached properties set into their own expansive grounds”*

Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):

The site is a positive space within the conservation area, representing the remnants of ancient woodland that formed a defining eastern boundary to the settlement of Newlay. A water treatment works previously occupied the site, though this use has now ceased. The site is wood fringed with a large, positive stone wall and lodge type building to the north of the site adjacent to the A65. The significance of the site to the Conservation Area relates to its role in contributing to the isolated, wooded setting that provides a natural and historical break between built up areas and especially with the adjacent Kirkstall Forge development that was located away from ‘Outwood’. The views from the A65 down Rein Road, which runs along the western site boundary, and from where the road bends adjacent to the south west corner of the site are marked on the Conservation Area appraisal as important views, though these do not cross the site itself.

Assessment of the impact that the loss of this site and its subsequent development might have upon the



Figure 7 - Reins Road



Figure 7 - Site viewed from riverside. Note woodland setting and drop in levels and boundary treatments

significance of the heritage asset(s):

The site is brownfield, having previously been used as a water treatment works. To limit harm development should be focussed on the previously developed part of the site and important aspects of the site need to be considered and retained, especially the amount of trees on and around the site that are important for the continuity of this land and its historical connection. Although the site lies within the area identified in the Conservation Area Appraisal as a key green space and the importance of the settlement break that appears to have been defined by ancient woodland and reflected in the name ‘Outwood’ is noted, it is recognised that the changes in levels, visual shielding from the main road and woodland boundaries are all positive attributes that help to minimise the impact of redevelopment on the previously developed part of the site and, as a result, the potential for harm will be significantly lessened.

Site requirement

- Conservation Area: The site is within Newlay Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The open green space, tree coverage and informal footpaths are important elements of the site and would need to be preserved in any new development and opportunities to improve the management of the ancient woodland should be taken. This is likely to result in a very limited development towards the eastern extent of the site, where the previous buildings used to stand, potentially tying in with the Kirkstall Forge development. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

The site requirement specifies that the open green space, tree coverage and informal footpaths are important elements of the site and would need to be preserved in any new development. They note that this is likely to result in a very limited development towards the eastern extent of the site, potentially tying in with the permitted Kirkstall Forge development (site MX1-3). Contextual development of a more modest density would be sought and existing policies (particularly policies P10 (Design) and P11 (Conservation) of the Core Strategy will also help to ensure that this is addressed at application stage.

### **Conclusion**

The Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.



# Site Reference: HG2-46 (1062)

**Site Address:** Horsforth (former waste water treatment work)

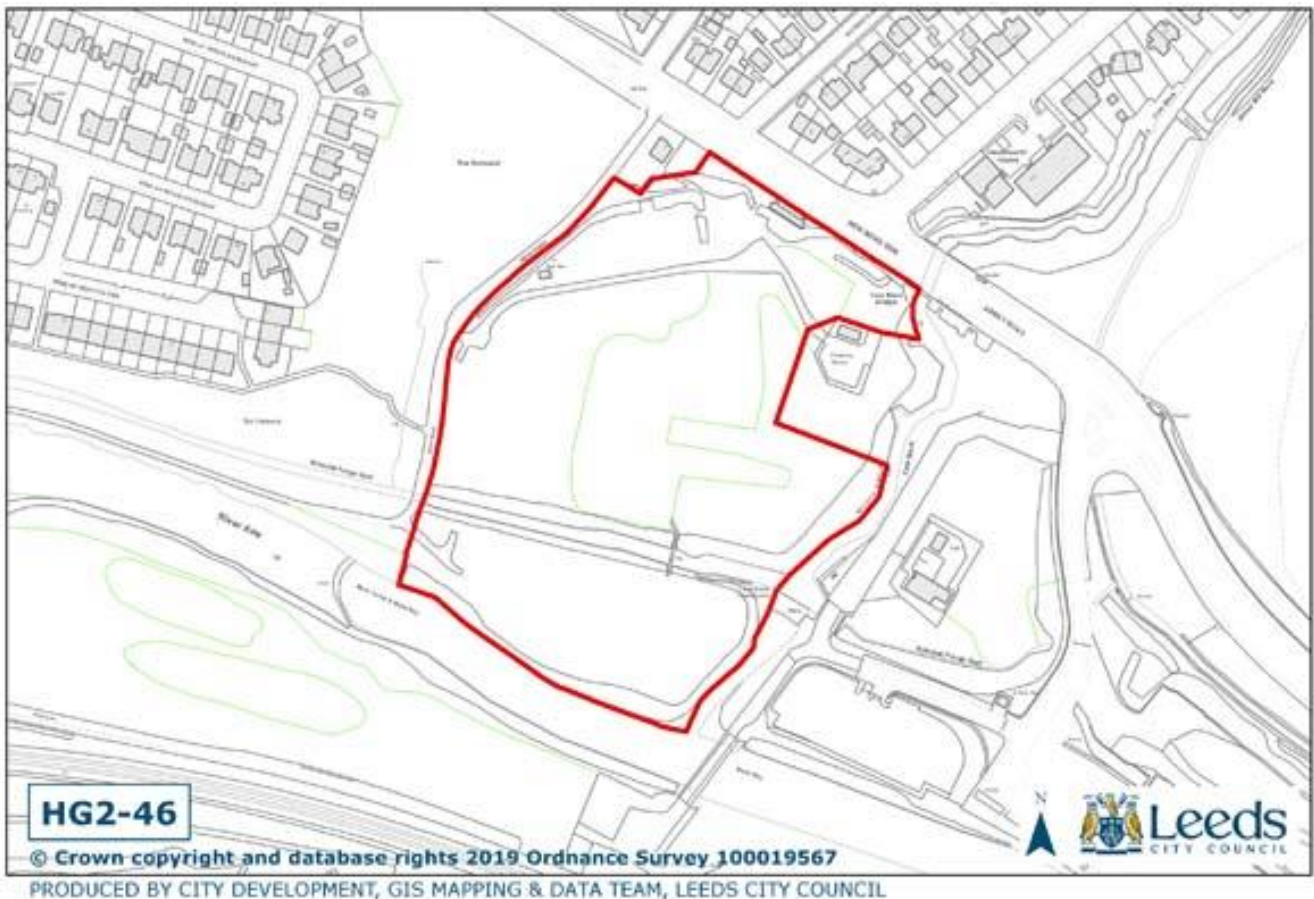
## Housing allocation

**Site Capacity:** 53 units

**Site Area:** 3.18 hectares

**Ward:** Horsforth

**HMCA:** North Leeds



## **HG2-48 Weetwood Manor**

Site Ref:	HG2-48
Site address:	Weetwood Manor
Site area:	0.91 hectares
Site capacity:	32 units
HMCA:	North

### Site description:

Greenfield site to the west of Weetwood Court. Water treatment works to the west, school playing fields to the south and housing to the north and east. Significant tree cover within centre of site.

### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- Weetwood Conservation Area – adjacent to northern and eastern site boundaries.
- Weetwood Manor (Grade II) – situated to north of northern site boundary.

### Relevant or useful information from the Conservation Area appraisal or building listing etc:

#### **Weetwood Conservation Area:**

The Conservation Area Appraisal identifies the special interest of the conservation area as follows:

*“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.*

In relation to development in the setting of the conservation area, the CAA states:

*“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."*

**Weetwood Manor:**

SE23NE WEETWOOD COURT, Weetwood 714-1/6/1221 (West side) No.37 Weetwood Manor II

Large house, now flats. c1875. Probably by John Simpson. Coursed squared rock-faced gritstone, ashlar details, blue slate roof with fish-scale decoration. 3 storeys, 3 x 3 bays. Gothic Revival style, ashlar quoins. Central entrance in projecting turret: chamfered arch, carving in tympanum, hoodmould, 2- and 3-light windows above, deep bracketed eaves and lucarne window; tall spire. Paired plate-glass sashes, carved barge-boards and finial to gable right, tall moulded stacks to ridge, centre. Right return: wide gabled bay with canted bay window left, narrower gabled bay with square full-height bay window right, central dormer window. INTERIOR: not inspected. In course of restoration and conversion to flats at time of Review (1992). Built on or close to the site of 'Weetwood Lodge' marked on the 1834 map, this house was occupied by Frederick Baines in 1888 and probably built for him. (Linstrum D: West Yorkshire Architects and Architecture: London: 1978-: 384; Baines and Newsome: Map of the Borough of Leeds: 1834-).

Listing NGR: SE2741037626

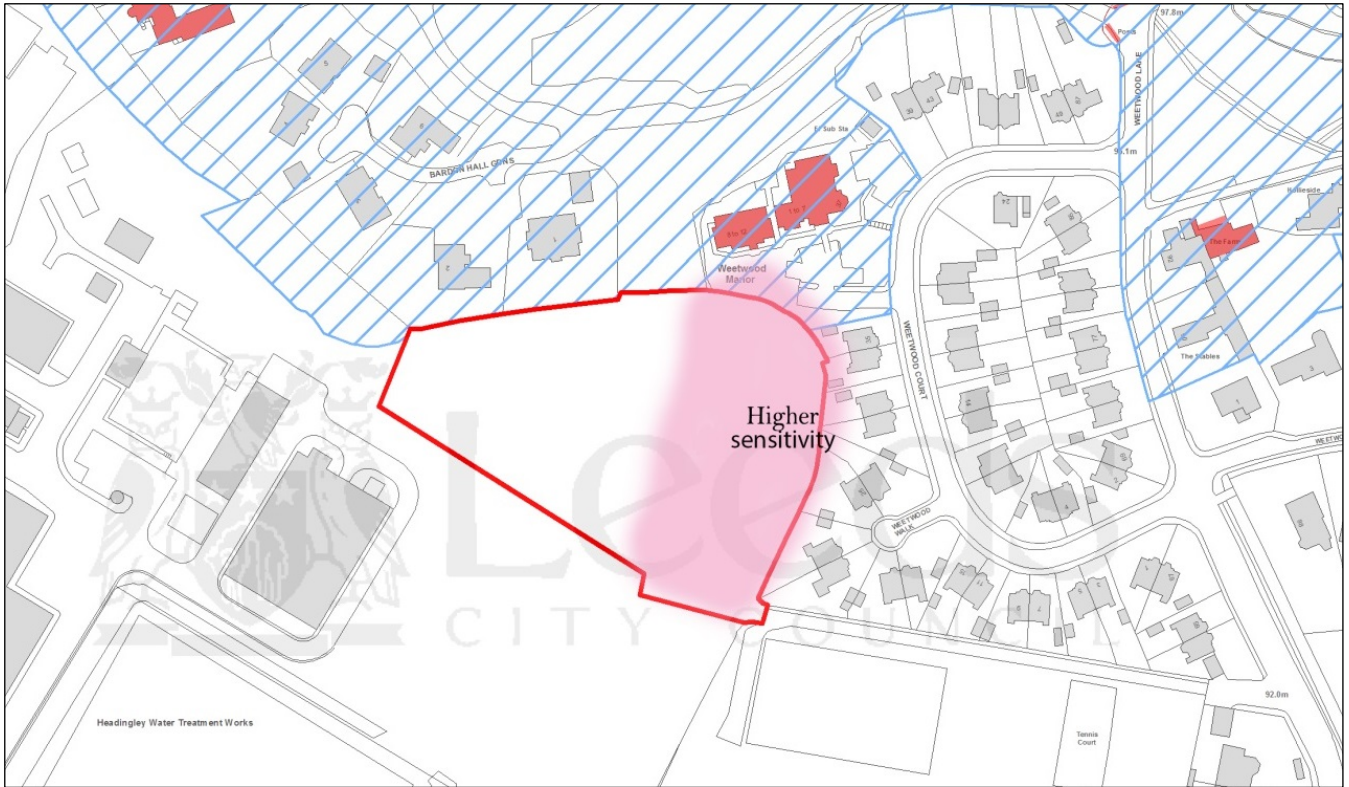
Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):

The site is located to the south and south west of the primary frontage to Weetwood Manor on an area of land that is commanded by the view from the Listed Building itself. This view contributes to the building's primary setting and frontage and although part of the historic garden curtilage has been used for car parking, the plinth upon which the house stands gives higher views over this site and towards St Chad's church to the south. The area to the west of the site rises in height and may cover a former reservoir. This part of the site contains a copse of trees that define the western boundary of this primary view.

Assessment of the impact that the loss of this site and its subsequent development might have upon the significance of the heritage asset(s):

Development to the east of this site will be in the direct primary setting of Weetwood Manor and will harm principal views and the landscape setting that is strongly associated with the listed building. This harm is considered to be moderate to substantial (but still less than substantial). However, development to the west of the site would not be harmful, especially if it can be shielded by the existing landscaped mound.

The plan below illustrates the higher sensitivity area of the site;



**Site requirements:**

- Conservation Area: The site affects the setting of Weetwood Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.
- Listed Building: The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. Built development should be focused to the western part of the site, with the eastern part of the site used for on-site open space which preserves the primary aspect and setting of Weetwood manor. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

Built development should be restricted on the east of the site so as to preserve the primary aspect and setting of Weetwood Manor. The on-site open space, which will be required as part of any development on this site, may be appropriately located in this area, with the new dwellings focused on the western part of the allocation.

As noted in the Conservation Area appraisal, it will be important that appropriate design and materials are used for the dwellings on this site, given their location adjacent to the Conservation Area. Specifically, development on the site will need to respond to the fact that it could impact on a key elevation of a Listed Building. To ensure that the setting of the Listed Building is not marred by rear gardens (and the typical domestic paraphernalia which normally accompanies them), the front elevations of any new dwellings should face onto the proposed open area to the south of Weetwood Manor. This would give a better setting to the building. Existing policies (particularly P10 (Design) and P11 (Conservation) of the Core Strategy will ensure that this is addressed at application stage.

**Conclusion**

The site requirements in the Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.



# Site Reference: HG2-48 (3457)

**Site Address:** Weetwood Manor, Weetwood

## Housing allocation

**Site Capacity:** 32 units

**Site Area:** 0.91 hectares

**Ward:** Weetwood

**HMCA:** North Leeds



## Outer North East HMCA

### HG2-22 Church Lane (land to east of), Boston Spa

Site Ref	HG2-22
Site address	Church Street , Boston Spa
Site area	1.69 hectares
Site capacity	36 units
HMCA	Outer North East

#### Site description:

Vacant greenfield site which is situated close to the centre of Boston Spa, close to local services. Mature trees line the east boundary of the site with the adjacent green space. St Mary's Primary School is situated to the east of the site with Stable Lane Neighbourhood Park to the north-east. Residential development is present to the west, north and south of the site. A large detached dwelling in expansive grounds is located towards the south of the site.

#### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- Within Boston Spa Conservation Area

The West Yorkshire Archaeological Advisory Service have also identified that is potential for archaeologically significant remains dating from the late Iron Age-Romano-British period on the site.

#### Relevant or useful information from the Conservation Area appraisal or building listing etc:

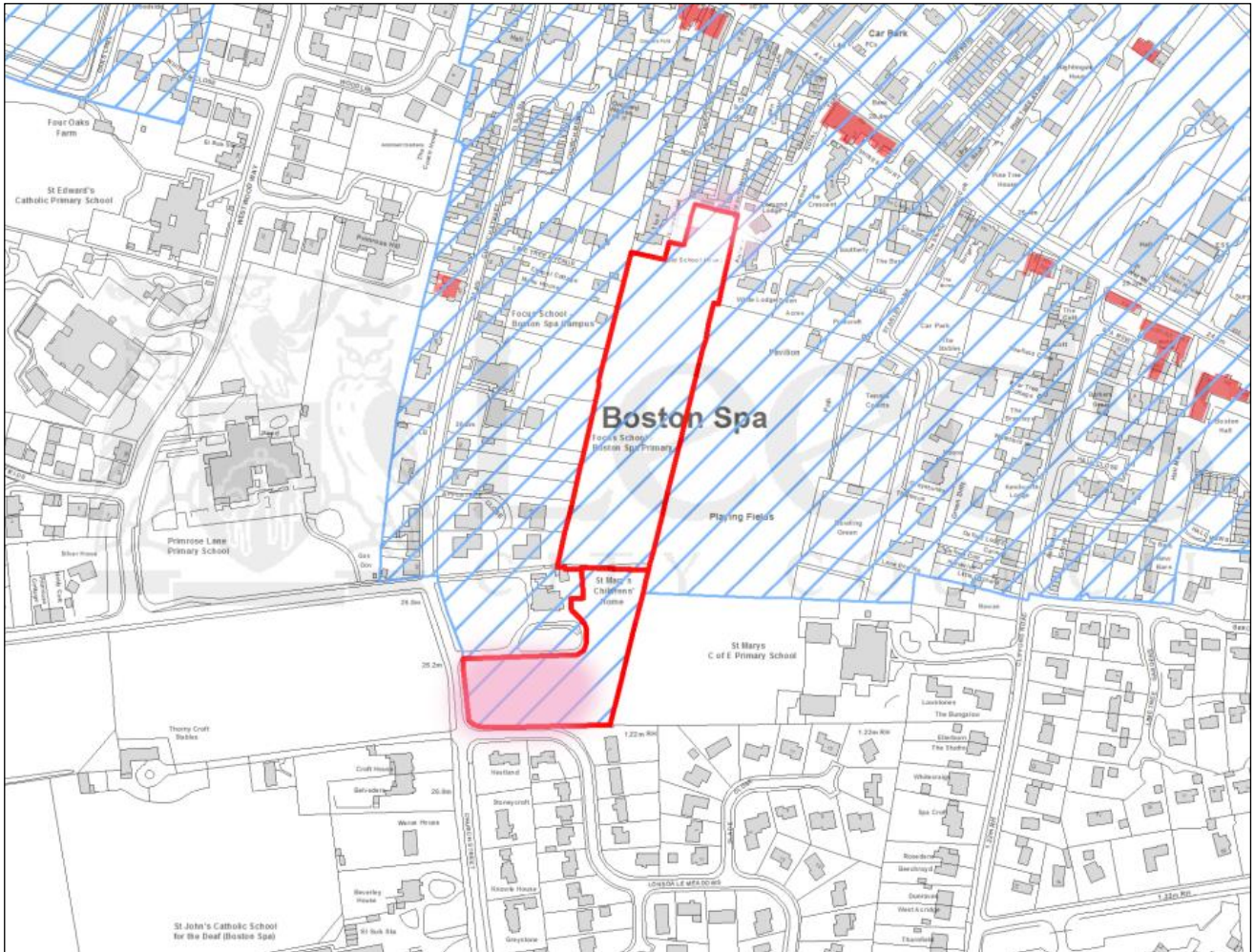
The special interest of the Boston Spa Conservation Area is summarised as follows:

*“Boston Spa was founded as a small spa resort in the mid 18th century. Its built environment is of extremely high quality, a fact which is demonstrated by the very high density of listed buildings in the village. Boston Spa is unusual in that it developed rapidly over a short space of time, with the majority of buildings in the historic core built between 1770 and 1830. The uniform style of architecture and unity of materials, scale and massing gives the settlement a strong and distinctive historic character. Numerous small lanes leading off the High Street are also significant in adding complexity and permeability to the settlement and indicating the former strip field layout of the land on which the village now stands.”*

The building towards the southern part of the site, St Mary’s Children’s Home, is identified as a positive building within the Conservation Area.

#### Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset:

The site is greenfield and represents an element of remaining strip field associated with the medieval village of Clifford of which Boston Spa was part of prior to its development in the 18<sup>th</sup> century. The southern part of the site marks the entrance or gateway into the Conservation Area and the village of Boston Spa. In terms of this sense of arrival, this part of the site is particularly important as it provides a rural break between the 1980s suburban housing of Lonsdale Meadows and Clifton itself, and the distinctive forms that contribute to the significance of the Conservation Area. This part is also adjacent to a positive building within the CA, that being St Mary’s Children’s home (though this building lies outside the site itself). The map below illustrates the area of higher sensitivity across the sites in pink;



Assessment of the impact that the loss of this site and its subsequent development might have upon the significance of the heritage asset(s):

The site represents an early survival of an area of space that respects the very historic boundaries associated with the medieval farming of this area prior to the main village of Boston Spa being built. The site is not highly visible and therefore the significance of this loss is lessened but not overridden. Its main significance comes from the fact that the site contributes to openness within the built up area but also from the fact that the historic boundary remains. However, there is a potential for development to maintain this historic boundary as part of development, and the playing fields to the east of the site will continue to maintain openness within the built up area in this part of the village. Development of this site also has historical precedents within the village, as sites such as these were historically populated by yards and buildings. Therefore loss of the site will result in only limited harm.

The development of the southern part of the site will have a more significant impact on the Conservation Area, as it will result in the loss of the clear division between the historic village and the newer development to the south. It's appearance as a piece of open land is extremely important in enabling it to fulfil this role with the openness, together with the gardens of St Mary's Children's Home and the open land on the western side of Church Street, providing for a strong sense of arrival into Boston Spa. The development of all of this part of the site would, therefore, cause moderate to substantial harm.

Site requirement:

- Conservation Area: The site is within the Boston Spa Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The openness of the southern part of the site has an important role in contributing to the significance of the Conservation Area, and so no built development should take place on this part of the site. Development should also seek to preserve historic field boundaries. Areas of potential archaeological sensitivity are also present

within the site. An archaeological evaluation of the site needs to be undertaken prior to the development of the site. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

Built development on the southern part of the site would not be appropriate, as it would impede the role this land has as a gateway into the Conservation Area. However, there is an opportunity for it to be utilised to meet the requirement for greenspace.. This would enable the net developable area of the northern part of the site to be maximised, and so make the most efficient use of the site overall.

Development on the remaining (northern) part of the site would be a natural evolution of the site, though it will be important that any development mitigates its impact by preserving the site's boundaries. It will also be important that the design of the new dwellings on the site responds well to the tight grain built form that characterise this part of the village. Policies P10 (Design) and P11 (Conservation) of the Core Strategy (CD2/1), in particular, will ensure that this is addressed at planning application stage.

The Highways Access site requirement identifies a preference to access to be achieved through the adjacent site to the west (HG1-39). This would ensure that the role of the southern part of the site as a gateway into the Conservation Area is maintained.

In relation to the potential for archaeological remains on the site, any need for archaeological evaluation could be dealt with at application stage, in accordance with the requirements of Core Strategy Policy P11 (Conservation) and UDP Policy N29 (Sites of Archaeological Importance) .

### **Conclusion**

The site requirement in the Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.



# Site Reference: HG2-22 (1154\_3132)

**Site Address:** Church Street, Boston Spa

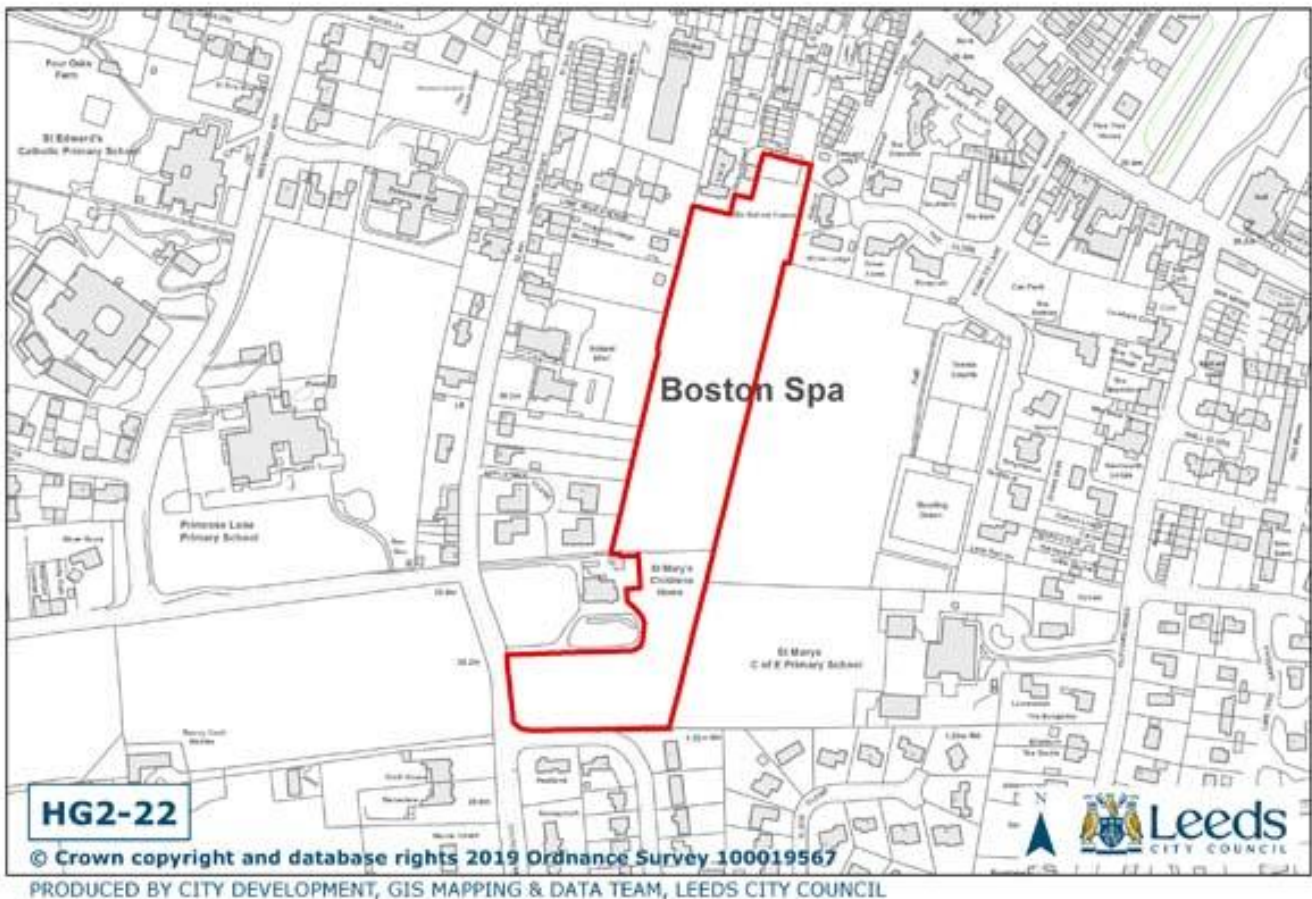
## Housing allocation

**Site Capacity:** 36 units

**Site Area:** 1.69 hectares

**Ward:** Wetherby

**HMCA:** Outer North East





## **Outer North West HMCA**

### **HG2-17 Breary Lane East, Bramhope**

Site Ref:	HG2-17
Site address:	Breary Lane East, Bramhope, LS16
Site area:	19.32 hectares
Site capacity:	376 units
HMCA:	Outer North West

#### Site description:

Greenfield site extending from Leeds Road to Breary Lane East. Agricultural land with a number of trees within the site and a pond adjacent to the Breary Lane East frontage.

#### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- Bramhope Conservation Area – part of site frontage (on Breary Lane East) is within the conservation area, and the conservation area boundary adjoins the western boundary of the site.
- High Ridge Farmhouse (Grade II) – opposite the northern site boundary on Breary Lane East

#### Relevant or useful information from the Conservation Area appraisal or building listing etc:

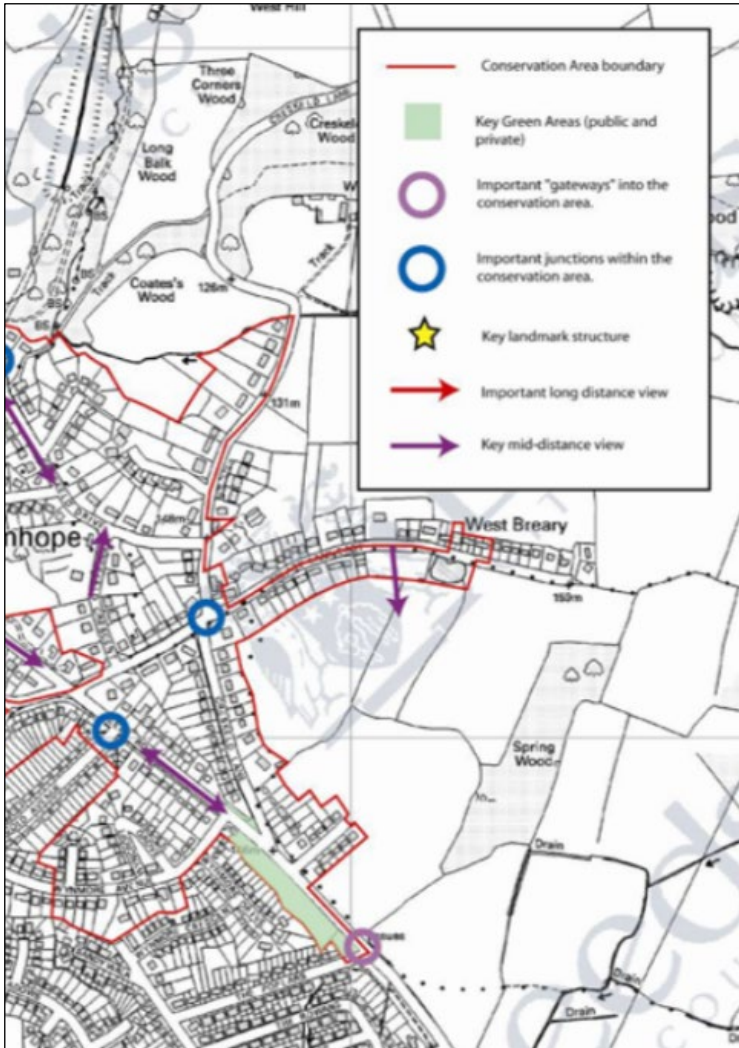
The Conservation Area Appraisal (EB7/4) summarises its special interest as follows:

*“Bramhope is a historic settlement with evidence of occupation from the Neolithic period to the present day. Whilst the village is steeped in history, its modern day appearance is reliant on a few very significant characteristics;*

- *The historic core is focused around The Cross and was once the centre of the nucleated historic village. The historic architecture and road layout are very significant to the important character and appearance of the conservation area. It still retains a village centre feel, even though it is located on the western extremity of the area.*
- *Located on the ridge of the south side of the Wharfe Valley, the landscape settings provides breathtaking views to the north.*
- *Bramhope flourished in the 1930s-1950s. This boom in growth led to the development of very high quality housing. These developments now dominate the character of much of the village, and provide a tranquil suburban setting that complements both the historic core, and the landscape setting of the area.*

*Whilst these factors are key elements in the special character and appearance of Bramhope other factors such as green space, mature trees and ecclesiastical buildings all play a part which establishes Bramhope as a village of special architectural and historic interest, the character and appearance of which deserves the protection which conservation area status brings.”*

A ‘key mid-distance view’ which extends from Breary Lane East southwards into the site identified in the spatial analysis of the conservation area as shown on the extract below;



The site relates to two character areas identified in the CAA (EB7/4); character area 3 – The Creskelds and character area 5 – Wyndmore Avenue, Leeds Road and Tredgold Garth. In relation to these areas the CAA states:

#### *Character area 3 - The Creskelds*

*Bramhope had a boom period in its development beginning in the second quarter of the 20th century. From the 1930s the suburban development of Bramhope began in this area, forming the area's first cul-de-sacs, thanks to the Crowther brothers plot-built housing. The earliest and most prominent groups of buildings by the Crowther brothers were on the north side of Leeds Road, on Creskeld Drive and Creskeld Crescent. With continued development in this area until the mid-20th century the housing shares a distinctly high quality suburban appearance that unites them into a single character area.*

*Also in this character area are structures pre-dating the suburban development of the area. Mill House is one example; now a residential property, but was once Bramhope Corn Mill, with origins potentially dating to the Medieval period.*

#### *Key characteristics:*

- *Large detached properties set within generous plots.*
- *Large back gardens, and front gardens have a positive contribution on the character and appearance of the area.*
- *The two-storey scale and two-bayed layout of the properties are consistent with the historic positive character of the area.*
- *Use of coursed stone and render on properties as the predominant walling and finish materials.*
- *Stone boundary walls make an important contribution to the streetscene.*
- *Ornate detailing present on many properties.*

- *Traditional timber windows and doors add value to the character area. As to be expected there is the ingress of UPVC in the area which has a detrimental impact on the character and appearance of the area.*

*Key ways to retain character:*

- *Continued use of a mixed palette of materials for new buildings/extensions, but with coursed sandstone and render remaining the predominant finishes.*
- *Retention of gardens and spaces in front, behind and between buildings.*
- *Retention of historic boundary treatments including walls and mature hedgerows, with new walls built in the same manner as those present.*
- *Retention of slate roofs and chimneys.*
- *Retention of formal layout of buildings, though all properties built directly onto the street should be orientated to face them.*
- *Retention of mature trees where present.*

*Character area 5 - Wynmore Avenue, Leeds Road and Tredgold Garth*

*During Bramhope's suburban boom period in the 1930s the development not only took place in the Creskeld's area. On the south side of Leeds Road development began in the inter-war period. The majority of houses are individually plot-built and have a very positive impact on Bramhope, with many unaltered and retaining original detailing. With continued development throughout the middle of the 20th century the housing shares a distinctly high quality suburban appearance that unites them into a single character area.*

*Key characteristics:*

- *Large detached and semi-detached properties with large front and back gardens. The gardens are generally well landscaped with little hardstanding, this has a positive contribution on the character and appearance of the area.*
- *The two-storey scale and two-bayed layout of the properties are consistent with the historic positive character of the area.*
- *Use of coursed stone and render on properties as the predominant walling and finish materials.*
- *Mixture of roofing materials articulated with chimney stacks.*
- *Stone boundary walls make an important contribution to the streetscene.*
- *Ornate stone detailing present on many properties.*
- *Traditional timber windows and doors add value to the character area. Similarly to character areas three and four there is the ingress of UPVC in the area which has a detrimental impact on the character and appearance of the area.*

*Key ways to retain character:*

- *Continued use of a mixed palette of materials for new buildings/extensions, but with coursed sandstone and render remaining the predominant finishes.*
- *Retention of gardens and spaces between buildings.*
- *Retention of historic boundary treatments including walls and mature hedgerows, with new walls built in the same manner as those present.*
- *Retention of traditional roofing materials and chimneys.*
- *Retention of formal layout of buildings, though all properties built directly onto the street should be orientated to face them.*
- *Retention of mature trees where present."*

Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):

This site contributes in a positive manner to the Bramhope Conservation Area and forms the primary setting of the Grade II Listed High Ridge Farmhouse on Breary Lane East. From this lane the Bramhope Conservation Area appraisal identifies 'key mid distance views' and these are important for the immediate setting of the Conservation Area and the Listed Building. The agricultural setting complete with the informality of the pond in

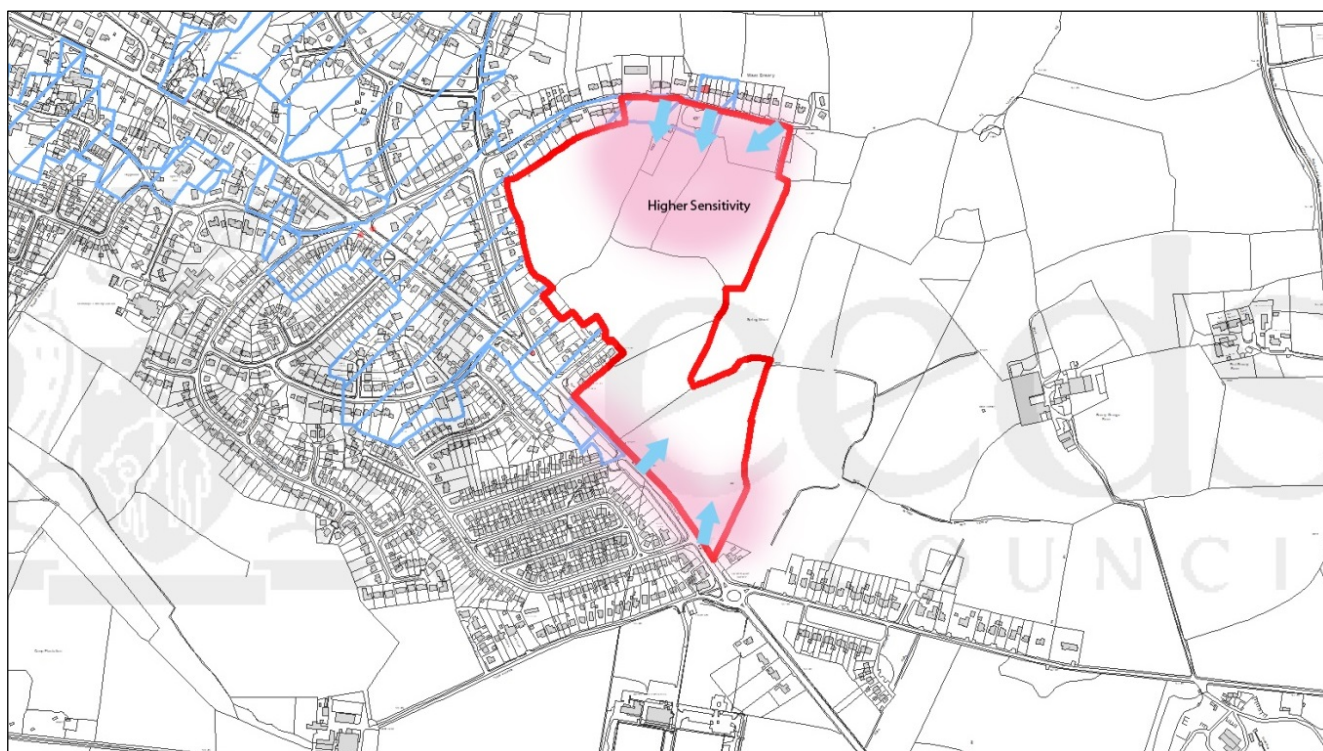
this location create an impression of rural Bramhope and contribute significantly to the character and appearance as well as the wider setting and sense of place that is associated with Bramhope Conservation Area.

The site also provides the agricultural setting to the suburban expansion of Bramhope and contributes to its countryside setting that was important for the builders of these houses in the early 20<sup>th</sup> century. The open aspect of the site also provides a sense of arrival into the conservation area, although this is of less importance than the perception from Breary Lane East.

Assessment of the impact that the loss of this site and its subsequent development might have upon the significance of the heritage asset(s):

Loss of this site to unrestricted and insensitive development, without any mitigation, will cause harm to the character and appearance of the conservation area and the agricultural setting that defines the character and historic associations of High Ridge Farm and Breary Lane East. It also has the potential to harm the approach into Bramhope along the A660 (Leeds Road), which is identified as an important gateway into the Conservation Area.

The plan below illustrates key views and the areas of higher sensitivity;



Site requirements:

- Conservation Area: The site is partly within and adjacent to Bramhope Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. A significant buffer on the northern boundary of the site is required, with development being sited away from Breary Lane East, taking account of the topography and ridge lines, to ensure that key views from Breary Lane East are protected. Additional landscaping should also be provided to the southern site boundary with the A660. Further guidance is provided in the Site Allocations Plan Heritage Assessment.
- Listed Building: The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. A significant buffer on the northern boundary of the site is required, with development being sited away from Breary Lane East, taking account of the topography and ridge lines, to ensure that key views from Breary Lane East are protected. Further guidance is provided in the Site Allocations Plan Heritage Assessment.

Very careful consideration needs to be given to the setting and protection of views and the agricultural character that is important to this area of the Conservation Area, especially those from Breary Lane East. Development should be located away from Breary Lane East so as to minimise its impact, taking account of the topography and

ridge lines to ensure that key views from Breary Lane East are protected. This part of the site may be used to help provide the on-site green space that will be required as part of the development, so can be retained within the allocation boundary.

The site requirement in relation to the listed building specifies that a significant buffer is required on the northern boundary. Extensive green infrastructure should also be sought to the boundary of the A660 (Leeds Road) in order to mitigate the impact on the gateway to the Conservation Area, potentially mirroring that on the western side of the road.

Development on this site would need to respond to the older, more vernacular character of Bramhope in the most part, with locally distinctive house types. The Conservation Area Appraisal contains useful guidance on this that will need to be taken into account and Policies P10 and P11 of the Core Strategy (in particular) will ensure that this is addressed at detailed application stage, so this does not need to be specifically referenced as part of the site requirements. The retention of the trees and boundary hedgerows on the site will also help to mitigate the impact of development, and this will be ensured through the generic site requirement of the Site Allocations Plan, which identifies that where a site contains trees, woodland or hedgerows these should be retained, where possible, in any detailed design proposals for development.

### **Conclusion**

The site requirements in the Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.



# Site Reference: HG2-17 (1080\_3367A)

**Site Address:** Breary Lane East, Bramhope

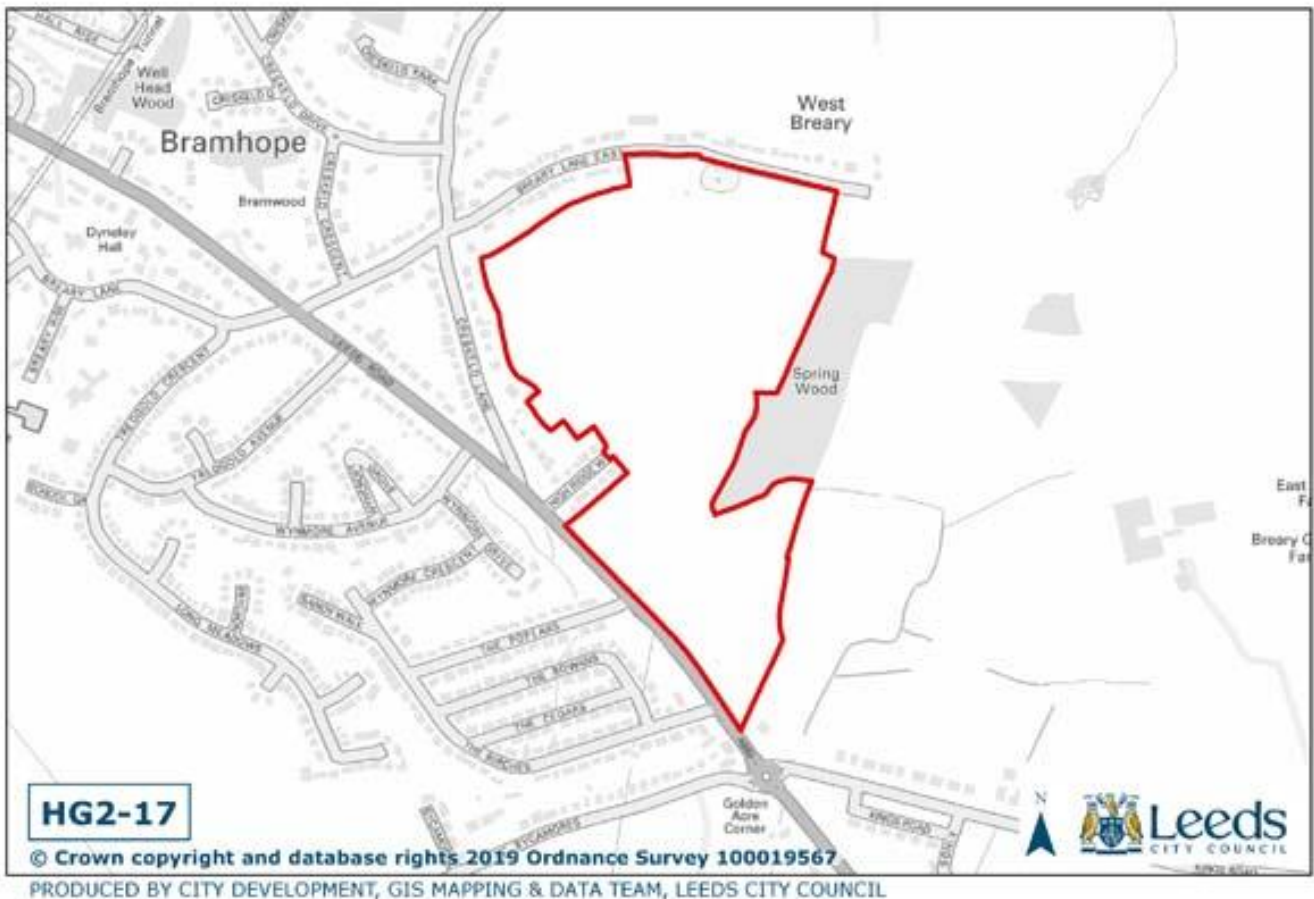
## Housing allocation

**Site Capacity:** 376 units

**Site Area:** 19.32 hectares

**Ward:** Adel and Wharfedale

**HMCA:** Outer North West



## **HG2-18 Church Lane, Adel**

Site Ref	HG2-18
Site address	Church Lane, Adel
Site area	14.7 ha
Site capacity	104
HMCA	Outer North West

### Site description:

Greenfield site between Otley Lane and Church Lane. The majority of the site is in agricultural use with a number of residential dwellings on the western site boundary.

### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- Adel St John Conservation Area – lies directly adjacent to the south east of the site.
- Church of St John the Baptist (Grade 1) and associated grade II listed assets (including Sundial, mounting block by west gate, Audus Hirst memorial, memorial to Eliza and William Hill, memorial to Zinai Wormald, parish hall and Ashling and Aisling cottage) – located to east of site boundary.

### Relevant or useful information from the Conservation Area appraisal or building listing etc:

SE24SE CHURCH LANE, Adel 714-1/2/466 (East side (off)) 26/09/63 Church of St John the Baptist GV I

Anglican church. 1150-1170, C14 and C16 alterations. West gable and bellcote 1838-39 by RD Chantrell, roof restored by RD Chantrell in 1843, restoration 1879. Coursed squared gritstone, stone slate roofs. PLAN: small Norman 2-cell church composed of nave and lower-roofed chancel, bellcote over W end renewed 1839. EXTERIOR: a small unmoulded priest's doorway in the chancel S wall. In the chancel S wall a very fine gabled portal of 1150-55: the doorway is round-arched and has an unbroken roll-moulding and 4 orders, beaked heads on the innermost, rich chevron ornament to the 2nd and 4th and 2 roll-mouldings to the 3rd. The beak-heads and chevrons of the 2 inner orders are continued down the jambs below the carved capitals; the 2 outer orders have round shafts in the jambs, with carved capitals and bases. In the gable a weathered relief sculpture, Christ in Majesty with symbols including the Lamb with flag, the cross, sun and moon as described in Revelations, Chapter 4. The board door with iron studs has a C13 bronze closing ring of fine workmanship depicting a monster swallowing a man. Fenestration: small narrow Norman round-headed windows, those on E and W ends reconstructed; a flat-headed C14 Decorated window in chancel, S side; 2 flat-arched Perpendicular windows to nave, S side. Corbel-frieze with faces and beasts, similar frieze with 2 diminishing tiers along W gable, one head at apex. N side: corner and centre pilasters, 4 Norman windows, roll moulding below, corner pilaster to chancel, carved masks and figures to corbel table. Gable copings, cross finials. Vestry attached by short passage to NW side with hollow chamfered arched doorway and trefoil window on E side; vestry has 3-light E window with reset stained glass, gable above has moulded blocking course; on W side a tall external stack with banded top. INTERIOR: 2 steps down into the church; fine chancel arch of 1160-70, 2 orders with chevron/zigzag, beak-head, chain of rectangles; carved capitals with Baptism of Christ, Crucifixion, centaur with bow, horseman with lance. At the W end the font, octagonal and possibly original (found in the graveyard in 1858), the carved oak canopy by Eric Gill, 1921, depicting the Crucifixion, 6 of the Sacraments, and a Christian arriving in heaven. The pulpit of carved oak has panels carved in linenfold style, a plaque states that it was presented by EW Beckett of Kirkstall Grange in memory of his wife who died in 1891. Stained glass by Henry Gyles of York to his friend Thomas Kirk, in SW chancel c1706 and vestry (former E window) 1681. (Anon.: Adel Parish Church, Guide Book, c1980; The Buildings of England: Pevsner, N (revised by Radcliffe, E): Yorkshire The West Riding: London: 1967-: 338).

Listing NGR: SE2746240237

### **Adel St John Conservation Area Appraisal**

The Conservation Area appraisal describes the special interest of the area as follows:

*“The Adel-St John’s area has a very long history. This important and varied past has shaped the conservation area that we see today. Nearby Roman, Saxon and Medieval occupation in abundance have each made their mark and given the area its distinct layout and appearance.*

*Today the conservation area stands like a gateway into the open countryside beyond. To the north lies green fields, yet to the west, east and south are the last remnants of the suburban development of Leeds. This rural setting so close to the suburbs highlights the special character of Adel St John’s Conservation Area, a character that has developed since the area first began to take shape.*

*The historic architecture present within the conservation area is one of the most conspicuous and characteristic of the elements with the conservation area. The 12th century church, its associated former rectory and the various farmhouses and cottages mark it out as an area of very high quality architecture. The concentration of historic buildings, around one of Leeds’ most historic structures (the church) shows the conservation area as being of not only special historic, but also special architectural interest.”*

The spatial analysis shows important long distance views extending out from the Conservation Area over this site, with the view up and down Church Lane being identified as a key mid-distance view. It notes that;

*“The dominant character is the rural feel presented by open 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 most dominant being that of the church and the house at York Gate Garden.”*

*“Views from the conservation area towards open countryside contribute greatly to establishing the Adel-St John’s Conservation Area as an open rural location on the edge of suburban Leeds.”*

In terms of the key ways to retain character, it states:

*“Keys views towards open countryside not compromised.”*

#### Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):

The allocated site adjoins the Adel St John’s Conservation Area and is in the immediate setting of the Grade I Listed Church of St John the Baptist that dates from the 11th Century. This church is therefore of extremely high significance and represents the earliest form of ecclesiastical building in the city.

St John’s church is situated on a slight spur of land and occupies the highest point of this spur. The result is that the church is located in a prominent location and it is my hypothesis that this was intentional. Indeed when originally constructed it is possible that this spur was more prominent and the church may have acted as a visual ‘connection’ between the fragmented farmsteads that made up the township of Adel and may have been historically related to the Roman settlement of Adel that is located further up Eccup Lane. From the church and churchyard it is possible to gain wide reaching views and the lack of adjacent development actually adds to the unique character and historical sense of place and setting created by the church.

When the site of the church is approached from the north along Eccup Lane the perception is one of being in open rural countryside and it is the church that halts this perception as one reaches the top of the hill. The church is located in a kind of splendid isolation and it initially comes as some surprise when travelling up Eccup Lane to come across the church. It is at this moment that the visitor sees other houses in the distance and feels that they are entering an inhabited place once again. This is a unique experience that is dictated by the landscape that surrounds the church and is a core element of the appreciation and setting of the building.

The Adel St John’s Conservation Area Appraisal and Management Plan (EB7/4) makes specific reference to the open views and positive impact of countryside upon the Conservation Area. The map on page 8 also highlights important views to and from the Church and illustrates the recessive nature of development around the church that again retains the church’s dominance in the landscape.

Assessment of the impact that the loss of this site and its subsequent development might have upon the significance of the heritage asset(s):

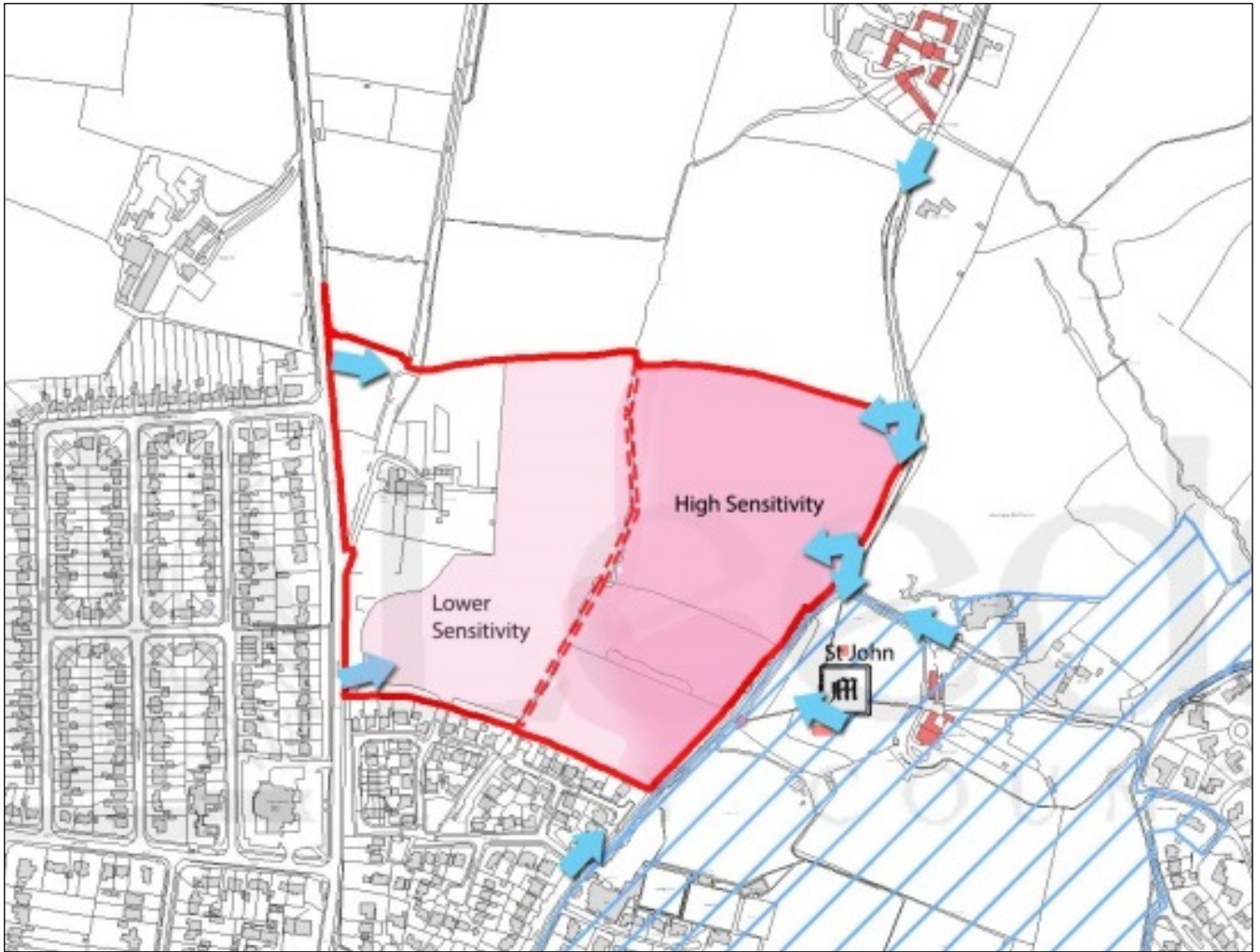
Developing all of this site would have a detrimental impact upon the Conservation Area and the Grade I Listed church. The fields closest to the church are of particular concern, as development here would erode the sense of isolation that is important for the understanding of how Adel church integrated into its landscape. Development on the fields closest to the church, would also lead to a loss of openness and the open countryside setting that is so important to the powerful sense of arrival along Eccup Lane. Moreover views out of the Conservation Area when moving through the churchyard and along Back Church Lane would be severely harmed if there was to be a backdrop of houses to these views. Similarly views towards Adel from Otley Road would also dilute the rural feel that is experienced when looking East from this road.

Site requirements:

- **Listed Buildings:** The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The isolated setting of the Grade I listed St John's Church contributes to its significance. No built development should take place on the fields to the east of the Beck, which should retain a natural rural character. Landscaping should be provided to the rear of the developed area to screen the development and integrate it into the surrounding landscape. Further guidance on this is provided in the Site Allocations Plan Heritage Assessment.
- **Conservation Area:** The site affects the setting of Adel Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. No built development should take place on the fields to the east of the Beck, which should retain a natural rural character. Landscaping should be provided to the rear of the developed area to screen the development and integrate it into the surrounding landscape. Further guidance on this is provided in the Site Allocations Plan Heritage Assessment

Built development should be restricted to the western part of the site only, on the opposite side of the beck (which runs north-south through the site) from the heritage assets, as indicated by the red dotted line on the plan below. This will avoid the serious harm that would be caused by the development to the east within close proximity to the church. This land forms an important rural approach to the Conservation Area and the setting of the church. It is vital to the significance of these assets that this part of the site retains a natural and rural character.

The plan below shows the varying sensitivity of different parts of the site, along with key views:



Development on the western part of the site will still alter the backdrop and middle distance view from the heritage assets, and bring the perception of entering the built up area much sooner from the north, and therefore impact on the sense of arrival that is marked by St Johns. Because the land rises in a westerly direction away from the beck, unless carefully designed, residential development could be particularly noticeable from the church and Conservation Area. To minimise and mitigate this, it will be important that landscaping is provided to the development boundaries, to help screen the development and integrate it into the surrounding landscape. The heights of buildings to the west of the beck will also need to be carefully considered at application stage, though this will be ensured through Policies P10 and P11 of the Core Strategy , so does not need to be specifically mentioned as part of the site requirements in the Site Allocations Plan.

### **Conclusion**

The site requirements in the Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.



# Site Reference: HG2-18 (2130)

**Site Address:** Church Lane, Adel

## Housing allocation

**Site Capacity:** 104 units

**Site Area:** 14.7 hectares

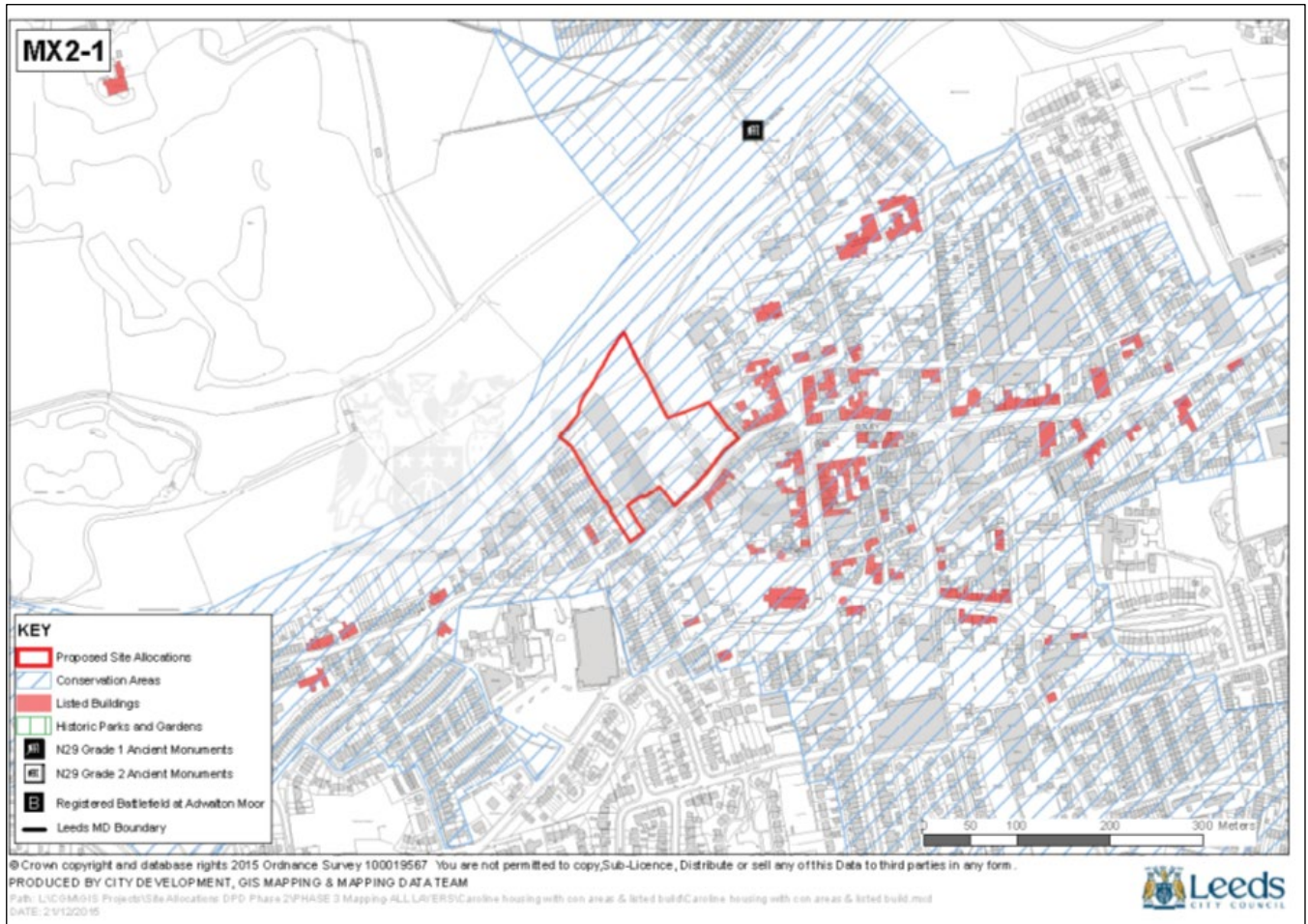
**Ward:** Adel and Wharfedale

**HMCA:** Outer North West

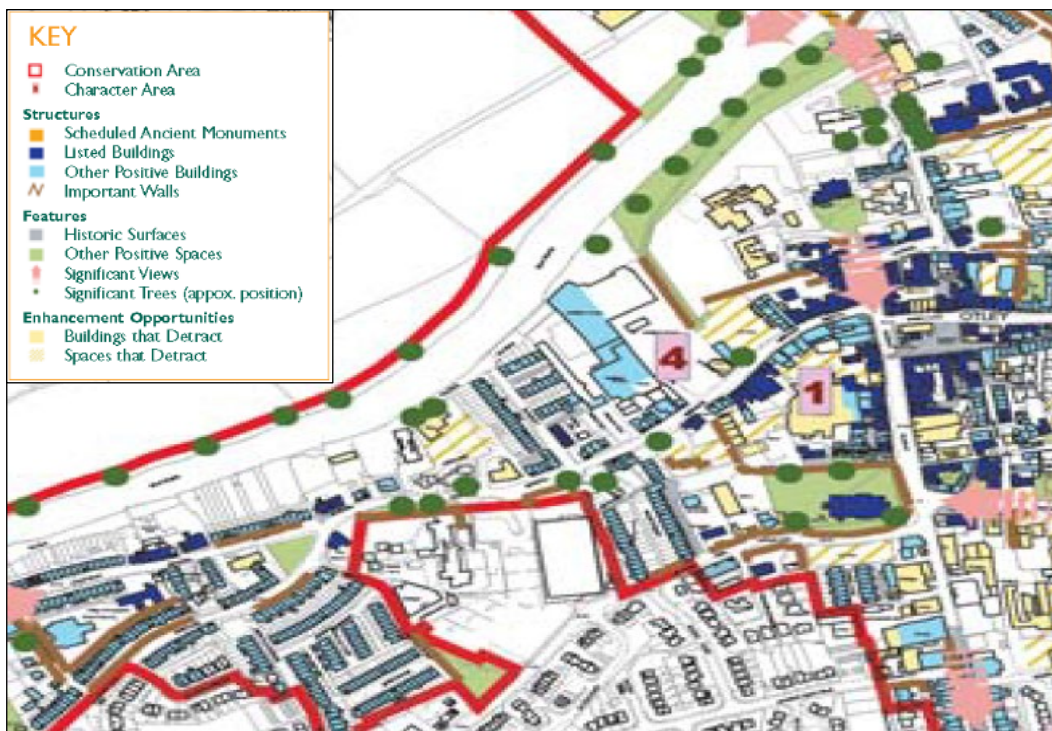


## MX2-1 Westgate – Ashfield Works, Otley

This site lies within the Otley Conservation Area. The Conservation Area Appraisal identified a number of buildings on this site as making a positive contribution to the character of the Conservation Area.



An extract of the map provided in the Conservation Area appraisal which identifies the positive buildings is provided for reference below;



Site requirement:

- Conservation Area: The site is within Otley Conservation Area. The Otley Conservation Area Appraisal identifies a number of buildings on this site as making a positive contribution to the character of the Conservation Area. These should be retained and reused in any development proposals for this site. Any development should preserve or enhance the character or appearance of the Conservation Area. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.



# Site Reference: MX2-1 (320)

**Site Address:** Westgate - Ashfield Works, Otley

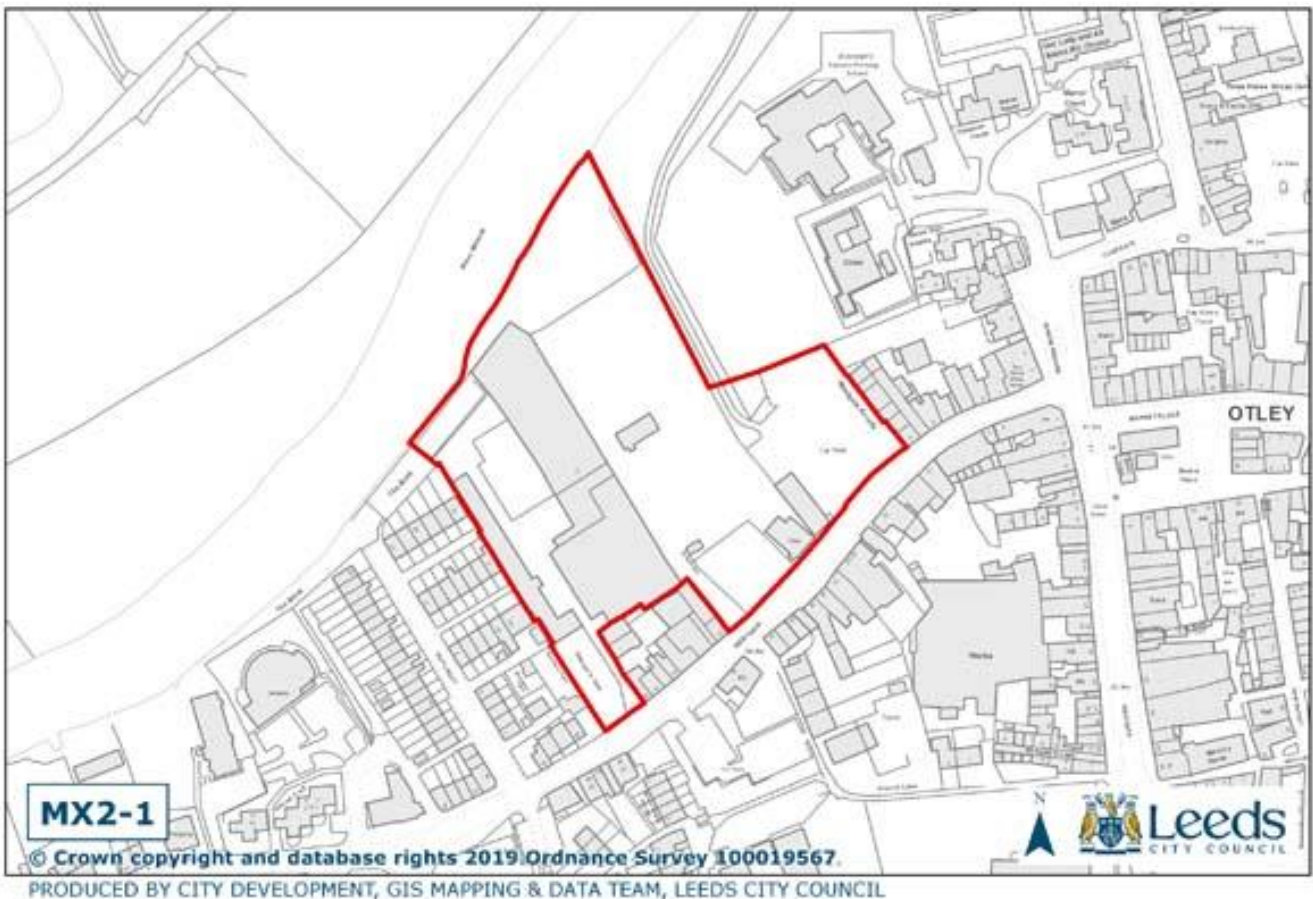
**Mixed use allocation**

**Site Capacity:** 50 units

**Site Area:** 1.86 hectares

**Ward:** Otley and Yeadon

**HMCA:** Outer North West



## Outer South West HMCA

### HG2-156 Rods Mills Lane

Site Ref	HG2-156
Site address	Rods Mills Lane
Site area	1.84 hectares
Site capacity	15 units
HMCA	Outer South West

#### Site description:

Site includes Listed Building (Croft House) and mature woodland. Located within commercial/residential area.

#### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- Morley Conservation Area – significant part of the site is within the CA.
- Croft House (grade II) – within the site
- Former coach house (Grade II) – within the site.

#### Relevant or useful information from the Conservation Area appraisal or building listing etc:

SE2627SE LS27 RODS MILLS LANE MORLEY (west side) 11/38 House occupied as offices by Rentokil Ltd. GV II

House and attached cottage, now offices. Cottage late C18, house probably early C19. Hammer-dressed stone, felt roof to house, stone slate roof to cottage. 2-storey front, cottage 3 storeys to rear. House, has 5-bay symmetrical facade. Plinth, band, eaves cornice. Central 3 bays break forward slightly under triangular pedimented gable. Doorway up steps has fanlight with architrave flanked by engaged Doric columns, entablature and dentil cornice. All windows have flat arches. 1st floor has sill band to central 3 bays, outer bays have projecting sills. Hipped roof. Cottage on right, slightly set back, has doorway with tie-stone jambs to left of 2 bays of 3-light flat-faced mullioned windows with slightly recessed mullions, 1st bay has window to 1st floor altered to 2 lights with inserted window to either side. House: rear has tall central stairwindow retaining 24-pane sash. Left-hand return has 2 bays of windows similar to front. Attached to rear right of cottage is 2-storey, 2-bay range with 3-light windows and central doorway with tie-stone jambs.

Interior: House: stair-hall has cantilevered stone stair with cast-iron balusters.

Listing NGR: SE2669727395

SE2627SE LS27 RODS MILLS LANE MORLEY (west side) 11/39 Former coach-house to rear of house occupied as offices by Rentokil Ltd. GV II

Coach-house, now used as store. Hammer-dressed stone, ashlar quoins, stone slate roof. Basket-arched cart-entry with arched window above. Moulded gutter brackets. Hipped roof. Left-hand return has 4 bays with lunettes to ground floor, the outer bays altered with lowered sills to form arched windows. Circular windows to 1st floor. Included for group value.

Listing NGR: SE2669127413

The draft Morley Conservation Area Appraisal (EB7/4) notes;

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

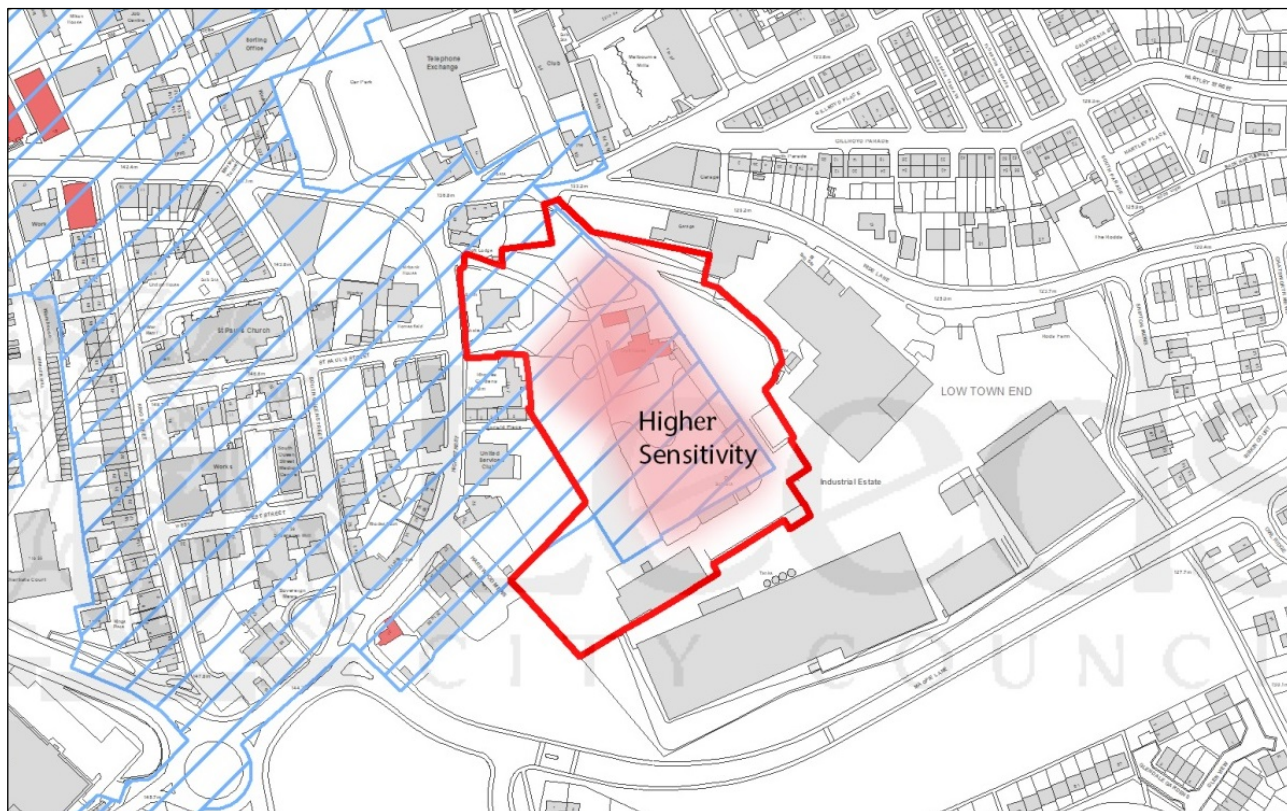
#### Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):



The allocated site includes Croft House and associated coach house (both listed), and its immediate setting. The 1850s Ordnance survey plan shows Croft House with formal gardens to the south and the main driveway entering the site from the north-west. Access is now achieved along Rod Mill Lane which is located at a lower level to the listed buildings but the original driveway remains.

The site is well treed with the south lawn bounded by walls. The plot of land to the west of the garden likely belonged to a walled garden of sorts.

The plan below indicates the area of higher sensitivity on the site;



Assessment of the impact that the loss of this site and its subsequent development might have upon the significance of the heritage asset(s):

It is envisaged any development would include the conversion of the listed buildings. It is important that the primary garden setting to the Listed Building is retained, as total loss of this would likely cause moderate harm to the heritage assets.

Site requirements:

- Conservation Area: The site is within a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.
- Listed Buildings: The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The site is allocated to deliver the sympathetic conversion of the Listed Building to residential use. Any development on the wider site will require careful consideration at application stage, and is likely to include substantial buffer zones around the Listed Buildings to preserve their setting. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

The indicative capacity for this site (15 units) is based on the conversion of the existing buildings, rather than development within the grounds. Development on the wider site is subject to constraints, and any development would need to be modest in scale, distinctive in character and respectful of the listed buildings and trees upon the

site. There are opportunities, but they require a sensitive, holistic approach that is soundly based upon thorough analysis and understanding of the listed structures, distances from trees and the site topography.

The enhancement of heritage assets may occur due to the restoration of the listed buildings. The site requirement above will reinforce the intention for the refurbishment of the listed buildings.

### **Conclusion**

The Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

# Site Reference: HG2-156 (2036)

**Site Address:** Rod Mills Lane, High Street, Morley

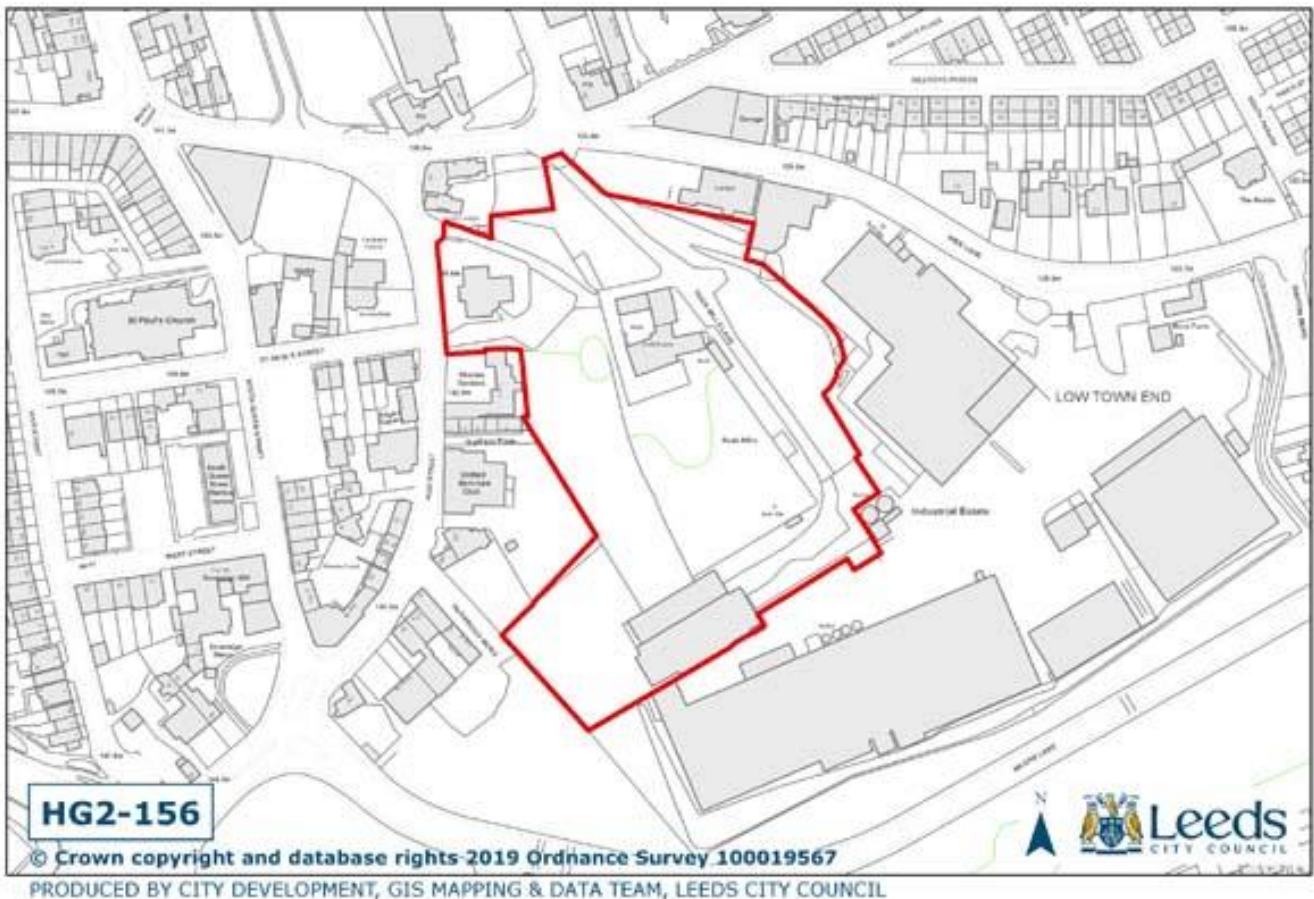
## Housing allocation

**Site Capacity:** 15 units

**Site Area:** 1.84 hectares

**Ward:** Morley South

**HMCA:** Outer South West



## **Outer West HMCA**

### **HG2-53 Calverley Cutting / Leeds-Liverpool Canal, Apperley Bridge**

Site Ref:	HG2-53
Site address:	Calverley Cutting / Leeds-Liverpool Canal, Apperley Bridge
Site area:	1.11 hectares
Site capacity:	32
HMCA:	Outer West

#### Site description

Greenfield site. Bounded by canal to north, trees to east and former employment building (now under redevelopment for housing) to west.

#### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- Calverley Conservation Area adjoins eastern site boundary
- Leeds Liverpool Canal Conservation Area – this runs along the path of the canal through Bradford, but does not extend beyond the local authority boundary.
- Swift Craft Moorings Warehouse (Grade II Listed Building) – 40m north east of site
- Underwood Cottage – (Grade II Listed Building) – 40m north east of site
- Cup marked rock in Calverley Wood Scheduled Monument – 230m to east of site.

#### Relevant or useful information from the Conservation Area appraisal or building listing etc

##### **Listed buildings:**

SE13NE BD10 PARKIN LANE PUDSEY (east side, off) Apperley Bridge 1/90 Swift Craft Moorings Warehouse fronting Leeds and Liverpool Canal approx. 25m north west of Underwood Cottage - GV II

Canal warehouse. Late C18. Hammer dressed stone, stone slate roof. 2 storeys. 2 cells. Quoins. Flat-faced mullioned windows with slightly recessed mullions, on left of 3-lights with 2-light window above, on right of 4-lights with same above, all blocked. Set between windows a taking-in door with monolithic jambs to each floor (blocked). Gable stack to right. Rear plain except for taking-in doors as at front.

Fronts the Leeds and Liverpool Canal and probably used as a canal warehouse for wool storage by Thomas Leavens a woolstapler of Apperley Bridge; see E. Garnett, A Short History of St. Wilfrid's Church Calverley, (1977) pl6.

Listing NGR: SE1967537737

SE13NE BD10 PARKIN LANE SE1937 PUDSEY (east side, off) Apperley Bridge 1/89 Underwood Cottage - GV II

Pair of cottages now forms a single dwelling. Late C18. Hammer-dressed stone, stone slate roof. 2 storeys and basement. 2 cells. Quoins. Each cottage has doorway with tie-stone jambs to left of window with plain-stone surrounds (formerly of 3 lights the mullions removed) to each floor. Widely-spaced gutter brackets. Coped gables with kneelers. Central ridge stack. Rear: basement has doorway with tie-stone jambs to right of 2 windows (blocked). Above, ground floor has former 3-light window and 4-light flat-faced mullioned window with recessed mullions (blocked) with a taking-in door with tie-stone jambs (blocked) set between. 1st floor has inserted window to left of 3-light window (blocked).

Listing NGR: SE1968537726

##### **Scheduled monument:**

The monument includes a triangular carved gritstone rock measuring 0.9m by 0.6m by 0.15m. It is situated in Calverley Wood, south of Thornhill Drive, east of Calverley Cutting. It is in the north edge of the path and east of a small field within the wood. The carving consists of three cups, two of them with part rings.

### **Calverley Conservation Area:**

The special interest of the Calverley Conservation Area is summarised in the Conservation Area Appraisal as follows:

*“Calverley is an historic village lying between Leeds and Bradford. It originated as an agricultural settlement but was enlarged in the 19th century as a result of the growth of the woollen industry. Its attractive rural setting, overlooking the Aire Valley but within easy reach of Bradford, led to its popularity as a residence for a number of prominent Bradford industrialists in the later 19th century.*

*Calverley Old Hall, listed Grade I, is a Medieval manor house and the former seat of the Calverley family. It is currently in the ownership of the Landmark Trust but is partially unoccupied.*

*The historic field pattern survives to the north and east of the village and, along with the views over the Aire Valley, plays a significant role in the character of the conservation area.”*

Calverley Woods is defined as character area 4 in the CAA (EB7/4). It states;

*“Calverley Wood is a designated ancient woodland through which a select housing development was laid out in the 1850s. Although just three houses were built in this period, the tree-lined drives which were cut through the wood have shaped the character of later development.*

*The surviving remains of a World War II training camp in Calverley Wood are of historic significance. There is potential for further prehistoric archaeological finds in the area, following the discovery of a Neolithic cup-marked rock.*

*Key characteristics:*

- *Mature woodland environment*
- *Large houses set well back from drives, set within spacious grounds*
- *Formal tree-lined drives*

*Key ways to retain character:*

- *Retention of all existing areas of woodland*
- *Retention of large garden plots*
- *Awareness of potential for significant archaeological finds”*

The CAA also states the following in relation to development affecting the setting of the conservation area;

*“It is important that development around the conservation area does not harm its setting. Any development in or around Calverley which affects the setting of the conservation area should have regard to views into and out of the conservation area, the setting of positive buildings and the character of the landscape. Appropriate design and materials should be used in development adjacent to the conservation area.*

*Action: The impact of development on the character and appearance of the conservation area should be considered. This applies equally to development outside the conservation area if it is likely to affect the setting of the conservation area.”*

### **Leeds Liverpool Canal Conservation Area:**

The site is situated in close proximity to area 29 of the Conservation Area (Apperley Bridge – Harrogate Road Area). The character of the area is defined as follows:

*“As the canal heads out of the Bradford District it passes through an area which is a microcosm of historical and more recent development along the canal throughout its history. At the corner of Meadow Road and Harrogate Road is what remains of Dyehouse Fold, a small industrial hamlet. At its heart are the Dog and Gun pub and 997 Harrogate Road, which were built in the late 18th century as cottages with textile workshops on the upper floors.*



To either side are 1005-1011 Harrogate Road and 30-35 Meadow Road which are industrial cottages from the early 19th century, the latter being fronted by a stone setted street, another historic detail. These houses and the later Derby Terrace would have housed textile workers at Apperdale Mill and Oaklea Mills, which are all that remains of four 19th century textile mills off Tenterfields. These buildings, like the houses and cottages retains their original character, with Oaklea Mills and its tower being an important landmark along the canal. Of the 20th century are Style works, an imposing Art Deco style factory, the new development on the site of Valley Mills, and Calder Valley Marina. The latter two respectively reflect the rebirth of the canal as somewhere desirable to live and as a centre for pleasure cruising.

The canal is lined by a mixture of piling and copingstones, some of which are overgrown. The towpath is reasonably wide and is evenly surfaced with gravel with clean, rugged verges to either side."

Issues in this part of the conservation area are identified;

- Dark and uninviting stretch of towpath under the broad Harrogate Road Bridge.
- Modern form and plain, uncharacterful architecture of the new housing at Valley Mills.
- Overgrown copingstones along the canal banks.
- Out of character alterations to and the removal of traditional features and details, including stone boundary walls, at the cottages along Derby Terrace, Harrogate Road and Meadow Road.

Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s)(s):

The Calverley cutting site is a valuable area of open space that directly adjoins the Calverley Conservation Area and is in close proximity to the Leeds/Liverpool Canal Conservation Area that is located within Bradford district. The character of the area is one of sparsely populated cottages, villas and rural and small scale industrial sites with the odd 19<sup>th</sup> century large scale industrial site largely developed around the canal. Two Listed Buildings lie in proximity of the site.

The site directly adjoins Calverley Conservation Area and is visible when glimpsed through the trees from several footpaths that congregate around the northern end of the bridge. Indeed the area immediately adjacent to the Calverley cutting bridge forms a unique gateway into the conservation area and as such the sites importance is increased with the views through the trees providing attractive views of the enclosed space beyond. Calverley wood is also ancient woodland and is of historical significance along with the cup and ring marked rock that is a scheduled monument (though is unlikely to be affected by development on the proposed allocation site).

The plan below indicates views and the areas of higher sensitivity;



Assessment of the impact that the loss of this site and its subsequent development might have upon the significance of the heritage asset(s):

Insensitive development on this site will cause moderate to serious harm to the setting of the Calverley Conservation Area and the wider setting of the two listed buildings along the canal side. The site contributes in a positive manner and provides attractive views from major footpaths and the bridge into woodland fringed fields beyond. Harm would result from the loss of these important aspects, which are a positive attribute of the Conservation Area here.

There may be an opportunity for modest high quality development to 'cap off' the adjoining new housing development whose quality erodes as it approaches the Calverley Conservation Area. This development, on a brownfield site, causes harm through its poorer quality materials and form. Siting development on the allocation site could mitigate harm caused by the adjoining site and justify to some extent the allocation in heritage terms. Any development would need to be bespoke and highly contextual in form, design and scale and located on a footprint as close as possible to the adjoining site. Policies P10 and P11 of the Core Strategy, in particular, will ensure that this is ensured at detailed application stage.

Site requirements:

- **Listed Building:** The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.
- **Conservation Area:** The site affects the setting of the Calverley and Leeds Liverpool Canal Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Development should be set back from the canal and focussed to the west of the site, capping off the new development to the west and presenting a positive frontage towards the Conservation Area. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

The site requirements identify the site is in the setting of a Listed Building and Conservation Area, and there are robust design policies in the Strategy and UDP which will ensure a high quality design is achieved at application stage. The ecology site requirement for this proposed allocation identifies the need for a biodiversity buffer (not private garden space) to the canal and woodland to the northern and eastern site boundaries. This will result in development being set back from the canal and woodland, which will also further help to limit its impact on the heritage features.

**Conclusion**

With the site requirements, the Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

# Site Reference: HG2-53 (4097)

**Site Address:** Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge

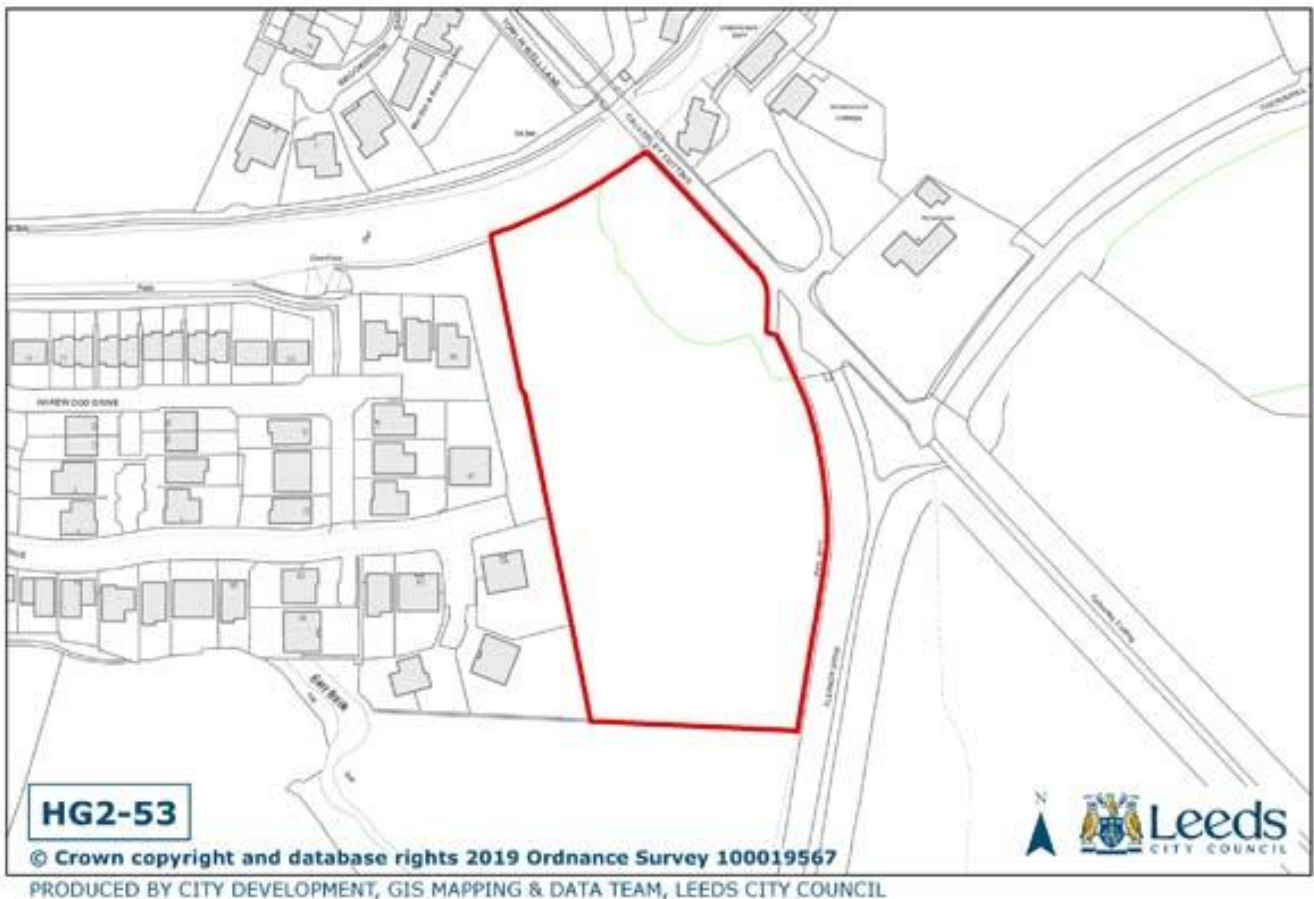
## Housing allocation

**Site Capacity:** 32 units

**Site Area:** 1.11 hectares

**Ward:** Calverley and Farsley

**HMCA:** Outer West



## **HG2-63 - Woodhall Road / Gain Lane, Thornbury**

Site Ref	HG2-63
Site address	Woodhall Road (land adjoining) – Gain Lane, Thornbury BD3
Site area	7.37 hectares
Site capacity	196 units
HMCA	Outer West

### Site description:

Greenfield site set between Bradford and Leeds with existing residential uses to the east and south, and commercial uses to west.

### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- Gain Lane Farmhouse (Grade II) located south east of site.

### Relevant or useful information from the Conservation Area appraisal or building listing etc:

BD3 GAIN LANE SE1934 PUDSEY (north side) Gain Lane Farmhouse 3/34 and attached barn and stables to rear - II  
2 cottages now a single dwelling and attached barn, cart-sheds and stables. Early-mid C18. Thin coursed hammer-dressed stone, stone slate roof. Laithe- house plan with farmbuildings attached in U-shaped range to rear. 2 storeys. Main fronts: quoins. 2-bay house to right has former cottage doorways with tie-stone jambs (blocked) at end. Tall central doorway with monolithic jambs flanked by 2-light flat-faced mullioned windows with recessed mullions and 4-pane glazing. 1st-floor windows the same, but originally of 5 lights (one light solid). Coped gables with kneelers, that to right with stack, one other stack at junction with 3-bay barn. 3-bay to left which has segmental-arched cart-entry with stressed keystone and skewbacks, composite reinforced jambs and to right doorway with monolithic jambs (blocked). Attached to left gable of barn is extension which has 4 linked semicircular-arched entrances (blocked). Rear: house L-shaped with lean-to to left of doorway with tie-stone jambs. Stack at junction with barn. Barn: arched cart-entry as front but with inner returns each with doorways with tie-stone jambs. Addition has 2 open semicircular arches on a common square column. A low stable range at right angles links with long 11-bay single-storey outbuilding of 2 builds of 7 and 4 bays. This has 2 doorways with monolithic jambs and 9 windows with lintels and sills. Coped gables in ridge stack to right. Rear of this range has 12 chamfered rectangular ventilators and 3 doorways with monolithic jambs (one blocked).

Interior: barn has king-post roof, the tie-beams of large scantling straight- braced to ridge, lacking struts. 11-bay outbuilding has fish-bone king-post trusses, the northernmost bay with a set-pot removed but retaining shafting for former industrial use.

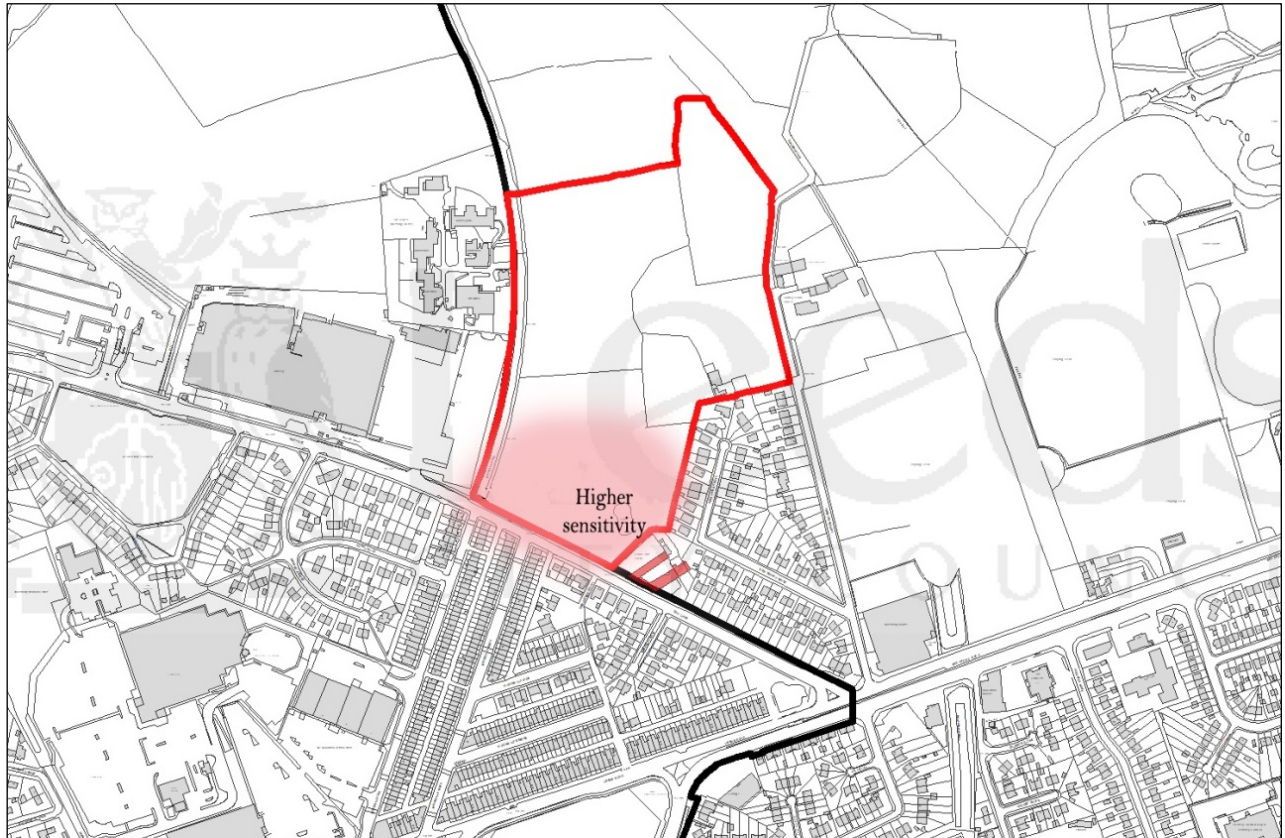
Listing NGR: SE1958234175

### Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):

The site as allocated is currently open agricultural land and, due to the nature of the listed buildings being of agricultural use, it contributes to their setting and character. Although the setting of the buildings has been eroded through rather insensitive development to the east, the fields to the west and north give a sense of the origins of the farm buildings themselves.

The plan below illustrates the area of higher sensitivity;





Assessment of the impact that the loss of this site and its subsequent development might have upon the significance of the heritage asset(s):

Total loss of this site through insensitive development which fully isolates the heritage asset from its setting would therefore cause moderate to serious harm to its character as an agricultural building.

Site requirement:

- **Listed Building:** The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting by maintaining a buffer to the south eastern part of the site. Additional landscaping should also be provided to the western boundary. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

Careful consideration needs to be given to the setting of the listed building when development proposals for this site are drawn up. The open aspect of the south eastern part of the site, closest to the listed building, is particularly sensitive to development. The provision of a buffer, which retains an open feel to the immediate vicinity of the listed buildings, will help to mitigate the impact of development on this site by maintaining the openness to its immediate setting. This could be used to form part of the on-site green space required as part of the development.

In addition, consideration should be given to the orientation of the proposed new housing relative to the Listed Building. Laying out development so that the front elevations of the dwellings to face towards Gain Lane Farm would better respect this Listed Building than a rear gardens with their associated domestic paraphernalia. Existing policies, including Policy P10 (Design) and P11 (Conservation) of the Core Strategy, will ensure that matter such as this are considered at planning application stage.

There is an opportunity to enhance the setting of the Listed Building through the development of this site. The Hovis factory parking area, to the west of the site, is visually intrusive and harms not only the setting but also the wider open character. There is an opportunity for appearance of the Hovis parking area to be lessened through development, which could be achieved through modest development to this western boundary along with additional landscaping.



## **Conclusion**

The Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

# Site Reference: HG2-63 (1201)

**Site Address:** Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3

## Housing allocation

**Site Capacity:** 196 units

**Site Area:** 7.37 hectares

**Ward:** Calverley and Farsley

**HMCA:** Outer West



## HG2-72 Tyersal Court, Tyersal

Site Ref	HG2- 72
Site address	Land off Tyersal Court, Tyersal
Site area	2.9 hectares
Site capacity	46 units
HMCA	Outer West

### Site description:

Single field. Residential development to north, school to east. Greenfield flat site with limited tree cover.

### Heritage asset(s) of relevance and relationship between the sites and heritage asset(s):

- Tyersal Hall (Grade II\*)
- Barn approximately 30 metres north east of Tyersal Hall (Grade II)
- Barn approximately 35 metres due east of Tyersal Hall (Grade II)

All located approximately 320m south of southern site boundary of HG2-72

### Relevant or useful information from the Conservation Area appraisal or building listing etc:

BD4 TYERSAL LANE SE23SW PUDSEY (south side), SE200322 Bradford 4/85 Tyersal Hall 25.5.66 II\* GV

Large house. Late medieval timber-frame extended to west late C16 encased in stone c1691 (date on porch). Thin coursed hammer-dressed stone, stone slate roof. 2 storeys with single-storey aisle to rear of hall. 4-room front with 6 1st-floor windows, single-storey porch, double-depth. Quoins. All are double- chamfered mullioned windows with almost square reveals. From left to right: a 7-light window with 4-light window above; basket-arched doorway with composite jambs and chamfered surround with 2-light window above; 6-light window with 5-light window above; 4-light window to each floor; gabled porch with Tudor-arched doorway and chamfered surround, the lintel initialled and dated " RT (?) 1691 ", coped gable with large finials to kneelers and apex; inner door has Tudor-arched lintel, composite jambs with moulded surround (cyma, step, roll, step) and elaborate stop carved like a baluster; inserted French window, with 4-light window above. Coped gables with kneelers with finials. End and central stacks. Rear: outer gabled cells each having a 2-light window and 3-light window above to one side of former taking-in door with Tudor-arched lintel (now windows) and with coping, kneelers and finials. Set between, aisle has gabled porch with Tudor-arched doorway with coping, kneelers and finials flanked by 3-light windows.

Interior: hall is open to the roof with mid C19 elaborate Gothic stair with turned balusters and low panelled walls. The hall is flanked by parlours, that to west having stop-chamfered joists and replaced spine-beam, that to east having plaster ceiling with moulded cornice running round spine beam. Kitchen to east has stop-chamfered spine beams and floor joists. The chamber above the kitchen has the oldest roof truss of large scantling with king-post with jowelled head and mortices for 8 'V' struts (2 survive). One curved brace survives. The soffit of tie-beam has mortices for posts and braces. At right angles is another king- post truss for rear gable which has chamfered principals and lacks struts. 5 more bays to west have king-post trusses with single-angle struts and mortices for posts. Purlins have mortices for close-studded walls. Many other re-used timbers.

RCHM (England) report. Listing NGR: SE2004432223

BD4 TYERSAL LANE SE23SW PUDSEY (south side), SE200322 Bradford Barn approx. 4/86 30 metres north-east of Tyersal Hall - GV II

Single-aisled barn. Probably early C18. Thin covered rubble, stone slate roof. 5 bays. Dressed quoins. North elevation fronts Lane and has tall cart-entry flanked by square windows under eaves at either end. Rear fronts courtyard and has aisle with pent porch set in 3rd bay with quoined angle and mistal doorway set in the re-entrant angle. Extensions attached to 4th and 5th bays. Interior not inspected but may have earlier roof as nearby is Tyersal Hall (q.v.) which has remains of earlier timber framing.

Listing NGR: SE2008232247

BD4 TYERSAL LANE SE23SW PUDSEY (south side), SE201322 Bradford. Barn approx. 4/87 35 metres due east of Tyersal Hall GV II

Single-aisled barn. Probably early C18 with possibly earlier reused roof trusses. Thin coursed rubble, stone slate roof partly repaired in corrugated iron. 5 bays. Stressed quoins. Aisled to west, faces into courtyard at right angles to other barn (q.v.) and has pent porch with quoined angles set in 3rd bay flanked by 2 inserted windows.

Interior, partly seen, has fine king-post roof with single angle struts. The barns form part of a group with Tyersal Hall (q.v.).

Listing NGR: SE2009332227

Assessment of the contribution that these sites make to those elements which contribute to the significance of the heritage asset(s):

The collection of buildings that make up Tyersal Hall are notable for their isolation within the landscape and the agricultural origins of the site are recognised in the high status agricultural buildings that are contained within the national list. Site HG2-72 is located on the 'Tyersal Plateau' which is a large flat area of land to the top of the hillsides. To the west much development has taken place but this is not perceptible from the Tyersal Hall site. Large telecommunication masts are visible and the perception of the wide open landscape is relatively important for the wider setting of the heritage assets.

Assessment of the impact that the loss of these sites and their subsequent development might have upon the significance of the heritage asset(s):

The site is located upon the high plateau land and is some distance from the heritage assets. There is a notable absence of trees within this high landscape and as such the roofs of development may protrude over the horizon when viewed from the rear of Tyersal Hall and the lane that runs alongside. The primary elevation of Tyersal Hall faces south, and this will remain unaffected by the allocation. Development of the site may affect the skyline which, if undertaken insensitively, could affect the wider setting of the heritage assets and cause limited harm.

Site requirement:

- Listed Building: This site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of the Listed Building and its setting. Development should be focussed to the north of the site, with open space and landscaping provided to the southern boundary. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

Any harm will likely be caused by the encroachment of rooflines and domestication to this open landscape. Subject to adequate design and landscape visual assessment of the impact of proposals such impact should be mitigated. Policies P10 (Design) and P12 (Landscape) of the Core Strategy, in particular, will ensure that development respects and enhances existing landscapes and the wider setting of the place. In addition, in accordance with UDP Policy N24 and Supplementary Guidance No 25 – Greening the Built Edge, a landscaping scheme will be required for development proposals on these sites to deal with the transition between the development and open land which will help to screen the development and minimise the visibility of the site from Tyersal Hall.

**Conclusion**

The Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.



# Site Reference: HG2-72 (3464)

**Site Address:** Land off Tyersal Court, Tyersal

## Housing allocation

**Site Capacity:** 46 units

**Site Area:** 2.9 hectares

**Ward:** Pudsey

**HMCA:** Outer West



## **HG2-205 Stonebridge Mills, Farnley**

Site Ref	HG2-205
Site address	Stonebridge Mills, Farnley
Site area	3.63 ha
Site capacity	75 units
HMCA	Outer West

### Site description:

Brownfield site, with mill buildings and mill pond to north and open land to south.

### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- The Old Mill, Engine House and Boiler House at Stonebridge Mill (Grade II) – located within the site boundary, to the west of the site.
- The Metre House and 2 cottages to the south west of Stonebridge Mills (Grade II) – located within the site boundary, to the west of the site.
- Row of workshops to the north of Stonebridge Mill (Grade II) – located within the site boundary, to the north of the site.
- Row of three cottages to the north west of Stonebridge Mills (Grade II) – located within the site boundary, to the north of the site.

### Relevant or useful information from the Conservation Area appraisal or building listing etc:

SE 2532LEEDS STONEBRIDGE LANE, Farnley 714-1/40/1302 The Old Mill, Engine House and Boiler House at Stonebridge Mill 05/09/94 GV II

Fulling, carding and scribbling mill, with later engine house and boiler house. c1800, altered mid C19 and C20. Coursed gritstone rubble partly rendered with ashlar dressings and roof partly slate with glazed roof lights and partly corrugated sheeting. Mill, 3 storeys plus attic, 9 windows. North-west gable front has most of ground floor obscured by later additions with a single late C19 window to the right. Above an off-centre doorway with double doors, flanked by single 2-light windows with a further window to the left, above four, 2-light windows all with raised ashlar surrounds, above again a later window. The south-east front of 7 bays, the left bay obscured by later lift shaft, to the right a large plank door with overlight, with to the left four, 2-light windows. Above 4 similar windows and an enlarged window, above again five, 2-light windows. All these openings have raised ashlar surrounds. Similar 8 window north-west front. Engine house, attached to the south-west, mid C19 with 3 storey gable front to the north-west, with double panel doorway and upper round headed window with raised ashlar surround, included within a round headed sunken arch with continuous impost band, above a single round headed window also with raised ashlar surround. Boiler house, attached to the south-west, mid C19 with drying rooms above. Beyond 2 lean-to buildings including an in built Wagon Boiler used as a Water Tank, plus a tall square stone chimney stack which served the engine house. INTERIOR: mill has wooden cross beams and floors supported on circular iron columns with fixtures for line shafting. Roof has wooden trusses.

Listing NGR: SE2558732903

SE 2532LEEDS STONEBRIDGE LANE, Farnley

714-1/40/1306 The Metre House and 2 cottages to the south-west 05/09/94 of Stonebridge Mills GV II

Metre house and 2 mill workers cottages. c1830. Hand made red/brown brick with stone dressings and slate roofs, partly missing, with rebuilt ridge and gable stacks. 2 storey, 4 window. South-east face has from left to right a wide plank door in stone surround, a partially blocked single light glazing bar sash, then a 4-panel door in stone surround, and a 3-light casement, beyond a 2-panel door with stone surround and then two, 3-light glazing bar sashes. Above four, 3-light glazing bar sashes, that to the left slightly narrower. All the windows have segment brick heads and stone sills. These cottages were built to provide housing for workers at Stonebridge Mill.

Listing NGR: SE2555132890

SE 2532STONEBRIDGE LANE, Farnley

714-1/40/1303 Row of workshops to the north of Stonebridge Mill 05.09.1994 GV II

Row of workshops, former storeroom, office and press-room. c1830, with later alterations. Hand made red/brown brick and coursed rubble, partly rendered. Slate and pantile roofs. Press-room to north-east, 2 storey, 6 windows, with double plank doors to entrance, with to the left four, 4-1ight windows, one with a timber lintel and to the right a doorway and beyond another 4-light window. Above to the right a 6-light casement, to the left a blocked window and beyond two 4-light windows. Most of these openings have segment brick heads. The office has a lean-to roof, with a single central window with outer grill flanked by single doorways with stone surrounds, above a large 6-light window with timber lintel. The storerooms, 2 storey with basements, from the left a basement entrance with double planked doors in a stone surround, then a blocked basement window with above a 2-light casement. Beyond a doorway with stone surround and double plank doors reached up 3 steps, then another blocked window, and above a fixed glazing bar window with stone lintel. Beyond another blocked basement window and above a large C19 plain sash, then another door with stone surround reached up 3 steps. Above two, 6-light plain windows to the left and two, 3 light glazing bar windows to the right. INTERIOR; 3 wooden, pegged king post trusses with side braces. These workshops were built as the stores, weaving shop, shrinking room and stores, and hot press room with spinning rooms above, described in the 1819 Insurance Policy for Thomas Pawson the builder of Stonebridge Mills

Listing NGR: SE2560332934

SE 2532LEEDS STONEBRIDGE LANE, Farnley

714-1/40/1305 Row of 3 cottages to the north-west of Stonebridge 05.09.1994 Mills GV II

Pair of mill workers cottages, plus later cottage and time keeper's office, now house. c1830 and mid C19. Coursed squared gritstone with ashlar dressings. Stone slate roofs with 2 gable stacks. 3 storey. Original pair of cottages to east have central pair of doorways with flush painted ashlar surrounds, that to left containing a C20 door, that to right now blocked. Either side are single 2-light plain sashes. Above 2 smaller 3-light plain sashes, and above again an off-centre single plain sash, with either side a 3-1ight plain sash. The later 2 window, 3 storey cottage to west has a single C20 door and to the left a 2-1ight plain sash. Above a single casement and a 2-light casement, and above again a further single casement and a 2-1ight casement. All these openings have flush ashlar surrounds with stone mullions. Left return has single entrance to former time office with double doors and ashlar surround with large incised lintel. Rear, street front has various pairs of plain sashes in flush ashlar surrounds. These cottages were built for the workers at Stonebridge Mills.

Listing NGR: SE2564132936

Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):

The listed buildings, and curtilage listed buildings are a high density group of buildings that have individual and group value and represent a largely intact group of industrial buildings and associated infrastructure including cottages, weaving sheds, warehouses and mill ponds. The proposed allocation covers the entire site and therefore contributes significantly to the character, appearance and understanding of the complex.

Assessment of the impact that the loss of this site and its subsequent development might have upon the significance of the heritage asset(s):

As a series of heritage assets in an industrial complex it is important that the character and appearance of the site is retained through the reuse of heritage assets and new builds that reflect in some way the character and appearance of the Listed buildings and protect their setting and significance. Previous schemes on the site demonstrated the ability of the historic buildings to be retained and converted (though it is noted that in these schemes not all were converted to residential use, some were used as bike stores etc).

The loss of some of the less significant curtilage listed buildings could be expected subject to adequate significance appraisals being forthcoming, but all the listed buildings, some curtilage buildings and the mill pond would be expected to be retained. A key impact on significance would be the setting of the assets. The majority of the site is open brownfield land, so it is important to ensure that new development retains the sense of space that currently adds to the setting of the mill group to protect the special interest of the listed buildings. Notwithstanding this good design solutions could build upon the high density character of the mill complex and create a higher density scheme that is sympathetic to the main ranges. The contribution that the sense of openness creates would need to be further assessed however in light of any detailed proposals. If new buildings are proposed local character and significance should be respected and the forms, design and materials should reflect the locally distinctive character.

**Site requirement:**

- **Listed Building.** The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. An assessment of the historic significance of the existing buildings should be undertaken to inform development on this site. The Listed Building, other positive buildings and the existing mill pond should be retained as part of the development. A buffer should also be provided between new build development and the mill buildings. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

As with all development affecting Listed Buildings, it will be particularly important that all of the development responds to the character of the area. To provide additional site specific guidance, and ensure the any potential for harm is removed or reduced, the site requirement identifies the need for an assessment of the historic significance of the existing buildings of the site to take place, and for the listed buildings, other positive buildings and the existing mill pond to be retained as part of the development. It also highlights the need for a buffer between new build development on the site and the group of mill buildings to protect their special interest.

The existing buildings on the site are currently vacant and are buildings at risk. By promoting development here in a manner that protects the heritage assets of significance the plan is taking steps to ensure the enhancement of heritage assets.

**Conclusion**

With the site requirement, the Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

# Site Reference: HG2-205 (5303)

**Site Address:** Stonebridge Mills, Farnley

## Housing allocation

**Site Capacity:** 75 units

**Site Area:** 3.63 hectares

**Ward:** Farnley and Wortley

**HMCA:** Outer West





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**Site Allocations Plan**

**Heritage Assessments  
Supporting Information**

Leeds Local Plan  
Development Plan Document

December 2019