



Chapel Allerton is a place of special character and historic interest. This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement.



# Chapel Allerton

## CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

Approved 22 October 2008

# Overview

## Summary of special interest

Chapel Allerton is an historic township, with medieval links to Kirkstall Abbey, which in the 18th century became a popular resort for the wealthy inhabitants of Leeds. It retains much of its village character, with a cluster of late 18th- and early 19th-century buildings around Regent Street and Town Street at its heart. Stone boundary walls edge many of the roads and contribute considerably to the area's character. An area of late 18th- and early 19th-century villas survive to the west of the historic village. The outer parts of the conservation area consist of good-quality late 19th- and early 20th-century terraced housing, with good survival of original decorative detailing.



The Mustard Pot (formerly Clough House), Stainbeck Lane. Early 18th century in appearance, but with an earlier core. Although much of its interior has been lost, it retains two 18th century fireplaces.

## Summary of issues

The modern functional core of Chapel Allerton, centred on Stainbeck Corner, has suffered from considerable character degradation in the late 20th century. Opportunities should be taken to re-integrate this area with the surrounding historic buildings. The former Yorkshire Bank site to the north of Stainbeck Corner is currently (in 2008) vacant; its re-development will have a major impact on the character of the core of the settlement and offers an opportunity to enhance the conservation area.

The setting of some of Chapel Allerton's villas has been compromised by the loss of their garden settings and by insensitive 20th-century development. Such development should be resisted in future.

The historic buildings in Chapel Allerton are largely in good repair and there is some good survival of historic paving and walling in the public realm. It is important that historic features are retained and that appropriate materials are used in repairs. There are opportunities to enhance the public realm to improve the setting of key historic buildings and public spaces in the conservation area.



The Regent Inn, Regent Street, built in the early 19th century, which has been a pub since at least the 1840s.



An air brick manufactured by the Leeds Fireclay Company of Burmantofts, an example of the decorative detailing to be found in the Methleys.



No.1 Regent Street and 142-144 Harrogate Road, formerly a farmhouse and probably dating from the early 18th century. It pre-dates all the buildings around it.



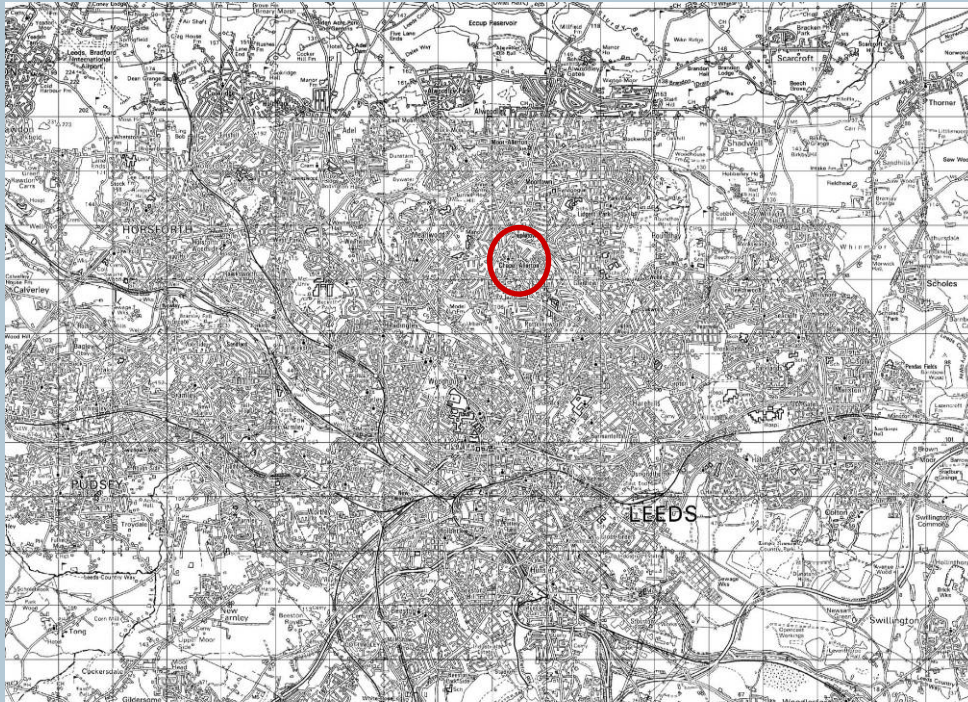
# Location and context

## Location and setting

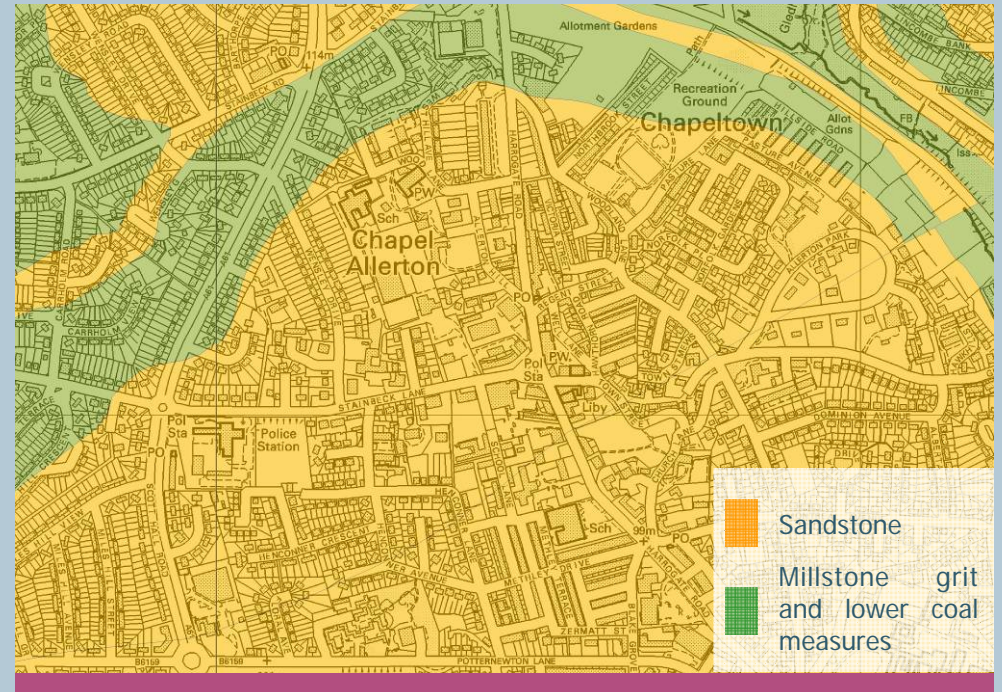
Chapel Allerton is situated on rising ground approximately four kilometres (2½ miles) north of Leeds city centre. The Gledhow valley forms a natural boundary to the north-east, while the man-made boundaries of Potternewtown Lane to the south and Scott Hall Road to the north-west mark the perimeter of the area generally referred to as Chapel Allerton. The conservation area lies at the heart of this area and is centred on the historic village of Chapel Allerton.

## General character and plan form

The early village of Chapel Allerton was of dispersed plan form along a roughly east-west axis, with the now-demolished chapel of St. Matthew near its centre. The construction of the turnpike Harrogate Road around the turn of the 19<sup>th</sup> century led to a stronger north-south emphasis. Subsequent development in the 19<sup>th</sup> and 20<sup>th</sup> centuries reinforced this, with commercial and civic activity stretching along Harrogate Road. Stainbeck Corner now marks the functional centre of the village.



Location of Chapel Allerton, to the north of the centre of Leeds.



Geology map of Chapel Allerton.

## Geology, topography and landscape setting

The geology underlying Chapel Allerton consists of Carboniferous sandstone, interspersed with layers of shale and bands of coal measures. The fine-grained sandstone was exploited as a building material in the township, with a number of small sandstone quarries either side of Stainbeck Lane. The sandstone contributes to the vernacular building character in the area.

Chapel Allerton village occupies a south-facing site on a slope just below the brow of a hill. Its elevated south-facing

situation was a contributory factor in its development as a resort in the 18<sup>th</sup> century. It was not until the end of the 19<sup>th</sup> century that development expanded over the brow of the hill onto the north-facing slope overlooking the Gledhow valley.

An area of open space marks the northerly boundary of the township. Views along the Gledhow valley across an area of allotments give a clear sense of settlement edge.

# Historic development

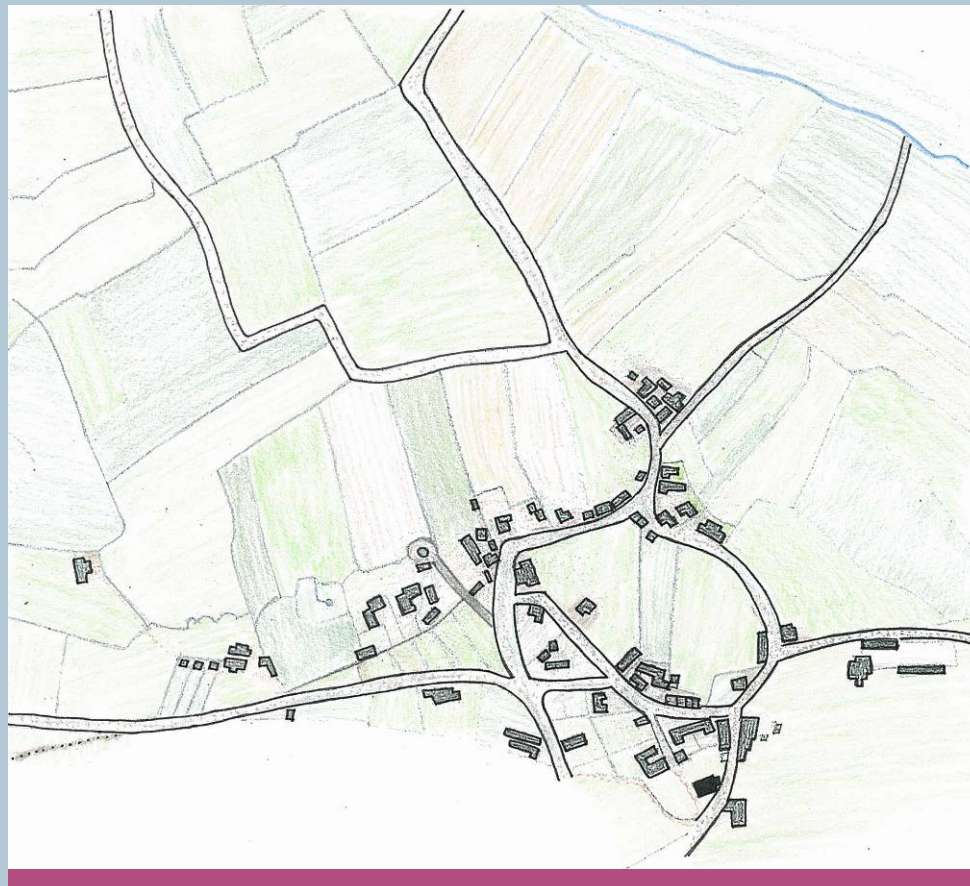
## Origins and historic settlement

### *Archaeology*

The earliest archaeological discoveries in Chapel Allerton date from the Bronze Age (c. 2000 BC – 800 BC) and consist of a bronze dagger and a stone axe-hammer. More substantial evidence has been found for Roman activity, which includes the find of a Roman altar near the site of the medieval chapel in the heart of the conservation area. Other finds include a stone coffin containing human remains, trinkets and at least one coin dated to AD 350-3, which was found further to the east near Allerton Park and which indicates the presence of a relatively high status site (possibly even a Roman villa) somewhere in the vicinity. Other signs of Roman occupation in the surrounding area include a possible Roman road to the north, which could lead to a possible Roman enclosure at Hawcaster Rigg.

### *Domesday Book*

Chapel Allerton was mentioned in the Domesday Book under the name 'Alreton', literally "Alder farm". It was recorded as having "land for 3 ploughs", although the telling phrase "and it is waste" indicated that the township, in common with much of the area around Leeds, suffered the total destruction of its agricultural resources in the post-Conquest "Harrying of the North".



Map of Chapel Allerton, re-drawn from a map of circa 1814, showing the turnpike (Harrogate) road completed as far as Regent Street. The now-demolished chapel of St Matthew is the small black rectangular building towards the bottom of the map.

### *Links with Kirkstall Abbey*

Chapel Allerton re-appeared in the documentary record in the early 13th century as a possession of Kirkstall Abbey, with a chantry chapel administered by the abbey. The site of this chapel is preserved, between Harrogate Road and Church Lane, but the medieval building was demolished in the 18th century. It is possible to trace

an historic track from Kirkstall Abbey to Chapel Allerton and Allerton Grange, part of which survives in the roads and lanes of the village today. This east-west route would have been the most important road in the township, used to take wool and other agricultural produce to the abbey grange as well as by monks and lay people travelling between Chapel Allerton and the abbey.

### *Dissolution of the Abbey*

However, with the Dissolution of Kirkstall Abbey in 1539, the situation changed abruptly. The abbey ceased to function, forcing a complete change of focus on the surrounding area. In Chapel Allerton, development increased along its north-south axis, the road to Leeds, and the current plan form of the village began to take shape.

Chapel Allerton was made up of a series of small farms throughout the medieval period, a pattern which persisted until the early 19th century. A windmill stood to the north of Stainbeck Lane and its circular site is visible on a map of 1814 (see left). The present Church of St. Matthew contains relics from the 17<sup>th</sup> century, including a font dated 1637 and a cup and paten dated 1633, both of which came from the earlier village chapel.

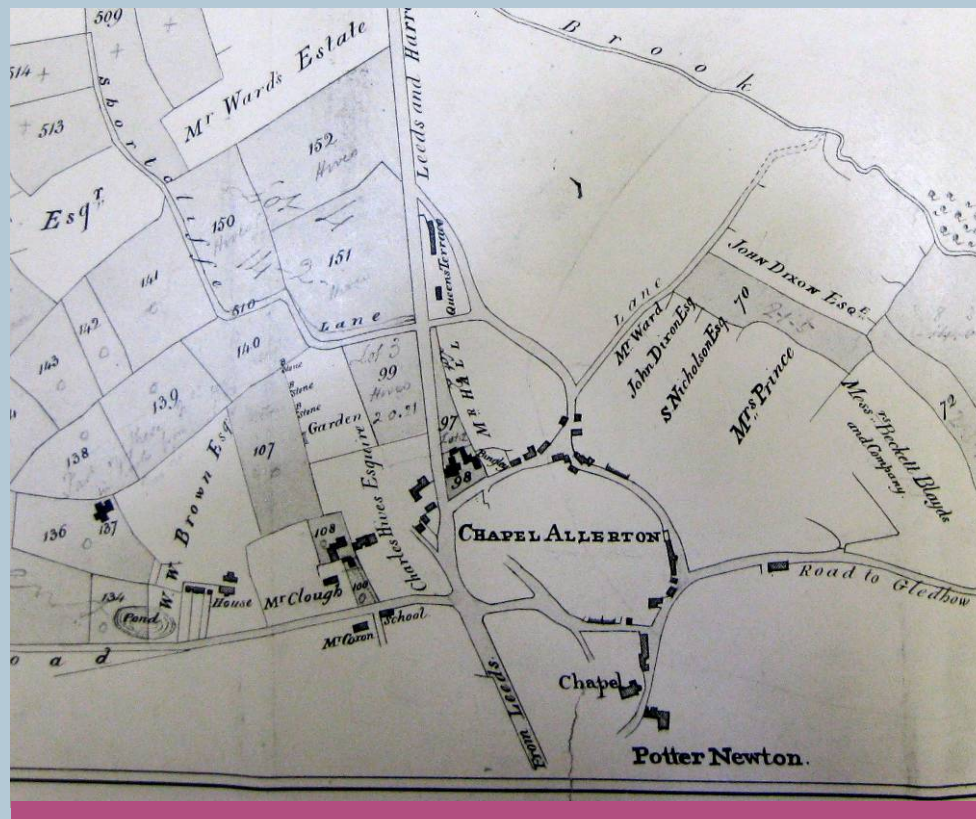
### *A weekend resort*

From the late 17th century the township became popular as a resort for the wealthy merchants of Leeds, who would ride the 2½ miles from Leeds up to the hillside setting of Chapeltown Moor to enjoy pastimes such as horse-racing, cock-fighting and cricket. By the late 18th century a number of wealthy Leeds merchants had built large villas in spacious grounds overlooking Chapeltown Moor, where they could entertain friends and enjoy the bracing air and fine views. These villas lay to the west of the village, south of Stainbeck Lane, separated from the core of the village by the newly-constructed turnpike road.

# Historic development

## Historic development 1800-1900

Chapel Allerton grew considerably in the early years of the 19th century, with the development of a number of rows of two-storey houses built of sandstone, now so characteristic of the historic core of the village. Some of the earliest of these were Ingle Row and Club Row, short terraces of small houses which are typical of those built by co-operative building clubs around the turn of the century. Other terraces were constructed around the same period but of a higher quality, probably by speculative developers to sell or rent to a growing middle class. These were built alongside the newly-completed turnpike Harrogate Road and included Queen's Terrace and Mount Pleasant.



1839 map of Chapel Allerton (Leeds City Library)

### Turnpike Road

Road links were considerably enhanced by the construction of the turnpike road between Harrogate and Leeds, passing through Chapel Allerton. The building of this road was a protracted exercise: although the Act concerning the road was passed in 1752, the section through Chapel Allerton was not fully completed until the 1820s.

### The decline of the villa

The township remained popular with the wealthy merchants of Leeds for the first half of the 19th century. Existing villas were updated and further villa-type houses were built on open land to the west of Harrogate Road as well as in the Gledhow Valley to the east of the village. However, as industrial Leeds expanded, wealthy Leeds merchants sought to live further from the city centre and Chapel Allerton's popularity began to wane.

### Respectable suburb

As its popularity as an upper class resort declined, the area became increasingly desirable as a middle-class suburb. Terraces of substantial two and three storey houses were built between the 1870s and 1890s to cater for this demand, mainly on the west side of Harrogate Road and along Woodland Lane.

### Artisan housing

By the end of the 19<sup>th</sup> Century, however, an over-supply of building plots for sale had combined with the encroachment of urban development from the city centre to reduce the desirability and exclusivity of the Chapel Allerton area. The status of housing built in Chapel Allerton declined; rather than catering for the wealthy middle class, development after 1890 was intended to attract artisan and lower-middle-class families. These late 19<sup>th</sup>-century terraced and back-to-back houses were of good quality, however, with elements of decorative detailing intended to set them apart from the poorer sort of workers' housing which was being built elsewhere in Leeds.

### Commercial development

Commerce in Chapel Allerton increased in line with the increase in population. The village's focus shifted from Town Street to Stainbeck Corner, and houses facing Harrogate Road were converted to shops. The erection of the Methodist Church on Harrogate Road in 1879 provided a landmark which emphasised the new centre of the village.



Plaque on Mount Pleasant, inscribed with the date 1827 and the name G. Ingle, possibly the same Ingle who gave his name to Ingle Row.

# Historic development

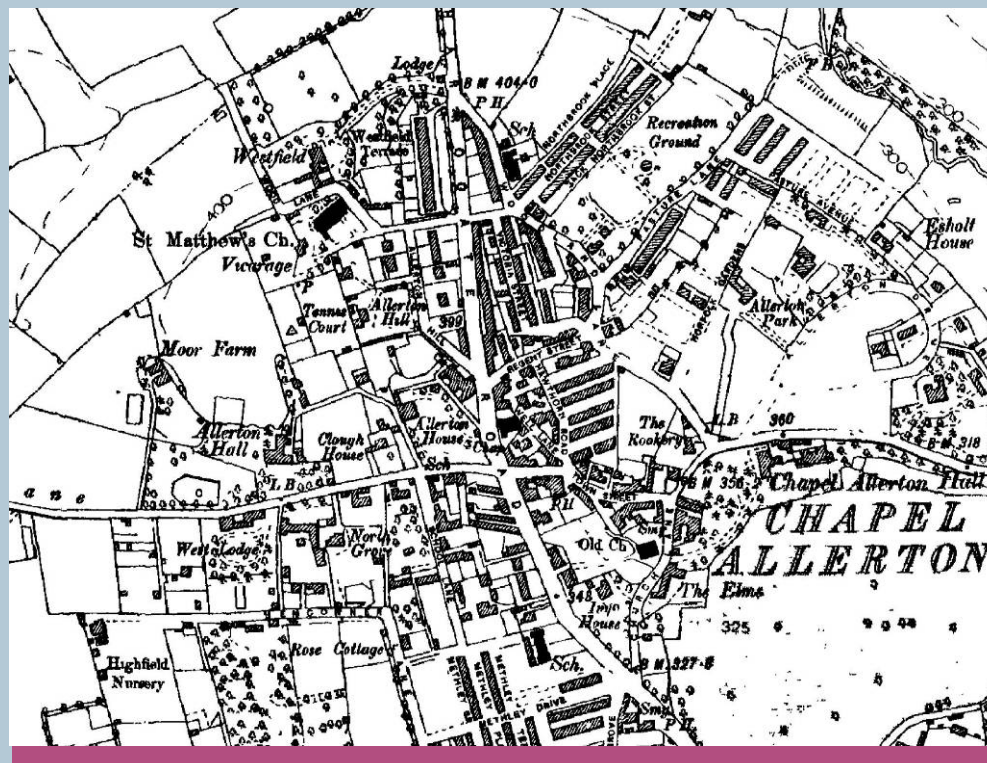
## Historic development 1900-2000

### *St Matthew's Church*

The old St Matthew's Chapel, which had been re-built in the 18th century, was in need of updating by the late 19th century. The decision was made to replace the building with a new one, which was designed by the prominent Gothic Revival architect G.F. Bodley and built on a new site to the north-west of the village.

### *Back-to-backs*

Back-to-back houses were widespread in Leeds but as a result of public health concerns were nationally outlawed in 1909. The Pastures series of streets gained building consent in 1909 but those in Pasture Parade, Place and Street were not built until after 1934,



1909 OS map of Chapel Allerton. The Pastures series of streets have been laid out but were not completed until after 1935, making them some of the last back-to-backs to be built in Leeds.



Yorkshire Penny Bank building, Stainbeck Corner. Built in the late 1930s, this small building is a good example of the stripped-down Classicism of Modern architecture between the wars.

making them some of the last to be built in Leeds.

### *Inter-war development*

Chapel Allerton retained its village character until the 1920s, when housing development began to swallow up most of the agricultural land which surrounded it. This resulted in a dramatic change to the character of the township. However, in contrast to many other areas, development around Chapel Allerton in the period between

the wars was surprisingly diverse: back-to-backs were still being built in the Pastures series of streets, while Modernist house designs were competing with a variety of more standard semi-detached house plans in the new housing estates.

### *New business premises*

Alongside the growth in housing, new types of business premises sprang up in Chapel Allerton. Garages and petrol stations came into existence to cater for

the growing number of car-owners; the façade of Kwik-Fit on Harrogate Road dates from this period. On Stainbeck Corner, an extension to the rear of Club Row created a small row of very stylish shops facing the junction and in 1938 a branch of the Yorkshire Penny Bank was opened in a new building of considerable architectural quality.

### *"Slum" clearance*

In the early 1970s the heart of the historic village was comprehensively cleared and re-developed, as were other areas of early 19th-century "slum" housing north of Potternewtown Lane and along School Lane. In their place, council housing of innovative design, intended to maintain the form and grain of the historic settlement but with Modern architectural forms, was built along Town Street and Union Place, and off School Lane in Stratford Court. These developments have won architectural awards and are excellent examples of their period.



Town Street Housing Development, winner of the DoE Housing Award 1971.

# Character Analysis

## Spatial Analysis

### Settlement form

The settlement is not of a standard plan form as a result of historical changes discussed earlier. However, the formerly-dispersed village has over time become a roughly nucleated settlement, with its centre at Stainbeck Corner.

### Activity and grain

The built environment is fine-grained, with the majority of buildings being domestic in scale with a shallow footprint. The few buildings which do not fit this pattern, such as the supermarket on Stainbeck Lane, jar considerably with their surroundings. It is important that any future development respects the fine grain of the built environment in the conservation area.

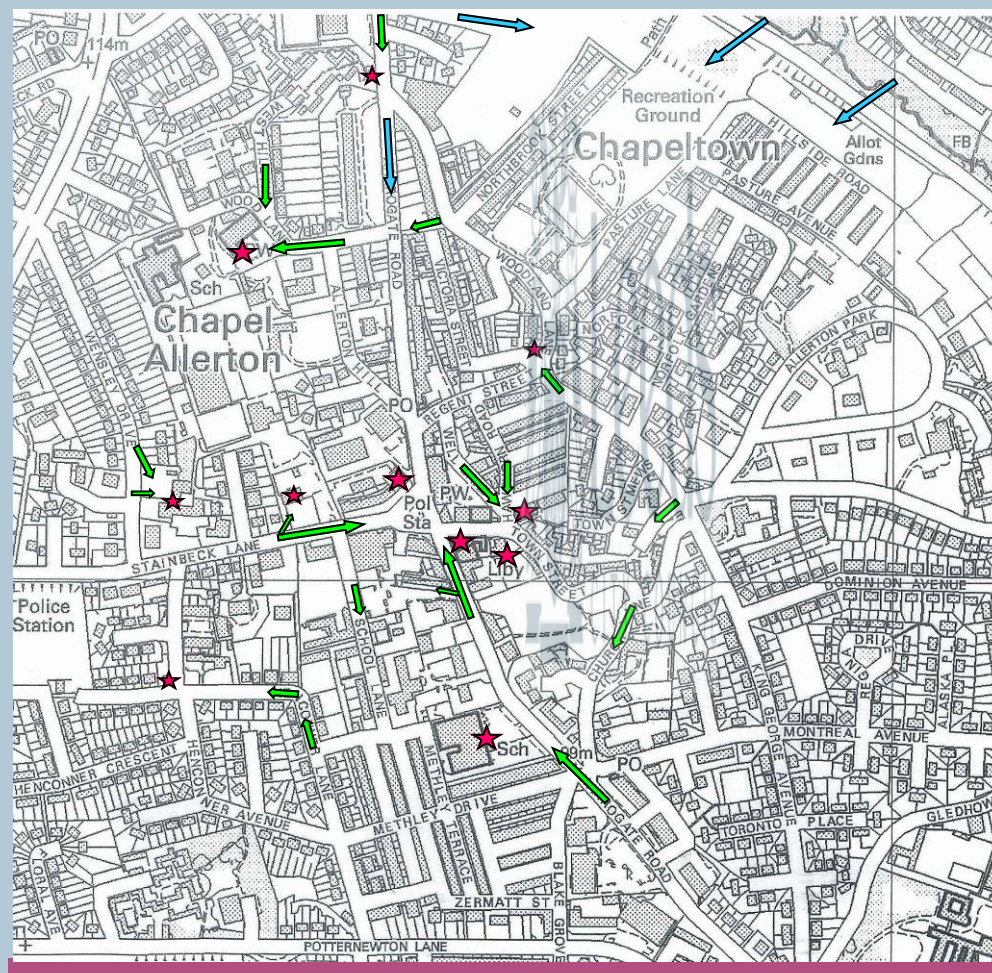
There is a high level of activity around Stainbeck Corner and along Harrogate Road, with numerous small shops giving interest to the street scene. There are also a high number of cafes, bars and restaurants in the conservation area, leading to high levels of activity in the central area well into the evening. Areas of housing, such as the Methleys and Allerton Hill, show lower levels of activity as is appropriate for residential streets. There are high levels of traffic along Harrogate Road and Stainbeck Lane but efforts have been made to reduce the dominance of the car in the other streets.



Harrogate Road



Henconner Lane



Blue arrows indicate long views, while green arrows show enclosed or progressive views and stars indicate landmark buildings.

### Key views and vistas

Chapel Allerton is characterised by a sequence of enclosed views, in which the mature built environment plays a key role. The texture of the weathered sandstone walls contributes to a pleasing sense of enclosure in many parts of the settlement. Long views south across Leeds to the hills beyond can be seen from Harrogate Road and give a sense of the height at which Chapel Allerton lies above the centre of Leeds. In addition, long views down the Gledhow Valley and up into Chapel Allerton from the valley road give a sense of the settlement's north-east boundary. Key views and landmarks are marked on the plan to the left.

### Landmarks

The landmarks of Chapel Allerton are mainly of a domestic rather than a monumental scale and are arrived at as termini for a sequence of key short-distance views as one walks around the settlement. The tower of St. Matthew's Church is the most monumental, rising high above the surrounding buildings, but it is only prominent when viewed from Wood Lane and West Hill Avenue. The north and south arrival points into the settlement are marked respectively by Westfield Lodge, an elegant little building of 1864, and the Board School of 1879. The Methodist Sunday School is a key landmark in the historic core of the village, while the Yorkshire Penny Bank building and the former Police Station mark the functional centre of the village around Stainbeck Corner.



# Character Analysis

## Built environment

### *Architectural characteristics*

The majority of buildings in the conservation area are domestic in scale, of two storeys and of a predictable plan form. Rows and terraces create a strong sense of uniformity, from the refined sandstone buildings on the east side of Harrogate Road to the simple terraces of the Methleys. Shop fronts are largely later insertions into domestic buildings and many have been heavily altered, but some retain the Classical forms so popular in late-19th century shop facades.

### *Materials*

The predominant vernacular building material in Chapel Allerton is a fine-grained sandstone. It is also used for boundary walls, which are usually between 4' and 7' high and are a significant feature of the built environment.

Later 19th and 20th century buildings are predominantly of brick, with brick colour varying according to the date of construction and status of the building. Although dark grey and bright yellow brick is a feature of the 1970s Modern housing developments, such brightly coloured brick is unlikely to be appropriate in any new development in the conservation area.



Two-storey sandstone buildings in the centre of Chapel Allerton.



Brick terrace with repetitive decorative patterns giving unity to the row.

### *Local details*

Dormers are a prominent feature on late-19th century terraced housing, generally with slate-hung sides, decorative timber bargeboards and a timber gable finial. Some "Yorkshire" side-sliding sash windows survive and are a distinctive feature of the regional vernacular.

### **Streetscape and public realm**

Stone paving is a significant feature in the conservation area, with large sandstone flags edged by stone kerbs. Stone setts mark crossing points and entrances in some parts of the conservation area. The texture and subtle colour of the stone paving materials, alongside the sandstone boundary walls, are an important contributor to the character of the conservation area.

### **Greenscape**

There are two significant areas of green space in the conservation area: the Recreation Ground and the churchyard of the former St Matthew's Chapel. The latter is a fairly informal area in which self-seeded sycamore trees dominate, out-competing the few holly trees which appear to be relics of an earlier planting scheme. A group of local volunteers have worked hard to maintain paths and seats in the churchyard. In contrast, the Recreation Ground is a formal area, predominantly used for ball games and children's play, maintained by the City Council. An avenue of mature trees edges the Recreation Ground's boundary and plays a significant role in the landscape.

# Character Analysis

## Character area 1—historic core

This area encompasses the historic core of Chapel Allerton. Its boundary approximates to the extent of the village before 1850 and generally follows roads and lanes which can be traced on early maps.

Key characteristics:

- Wide variety in size and character of buildings
- Mainly two-storey in height
- Mainly constructed of coursed sandstone with slate roofs
- Informal arrangement of buildings in relation to the street
- Mixture of commercial and residential uses in close proximity to one another
- Numerous large private gardens providing the setting for larger buildings

Key ways to retain character:

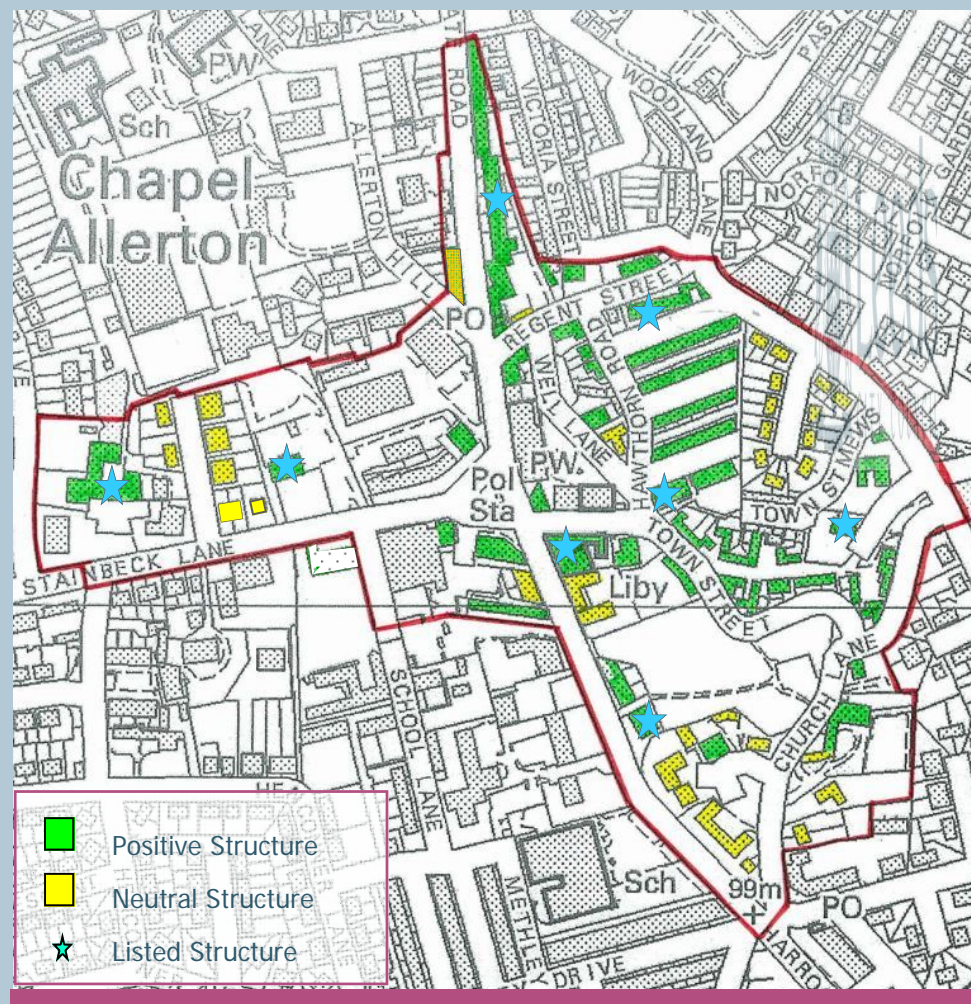
- Retention of low-rise, low density built form
- Retention of private gardens
- Retention of slate roofs and chimneys
- Retention of small-pane wooden sash windows



4 Well Lane. The building is early 19th century in appearance, but the cellar shows evidence of a much earlier building on this site. The sandstone walls, slate roof and 16-pane sash windows are typical of this character area.



150-170 Harrogate Road. Also constructed of sandstone with a slate roof and 12-pane sash windows, the architectural character is rather different but the essential characteristics remain the same.



Character area 1—historic core

# Character Analysis

## Character area 2—villas

This area lies to the west of the historic core and south of Stainbeck Lane. When first developed, this area commanded views over Chapeltown moor. Its large villas are associated with the period in the 18th and early 19th century when Chapel Allerton was a weekend resort for the wealthy of Leeds.

Key characteristics:

- Large detached villas in spacious grounds
- Restrained Classical architecture
- Mainly two storey in height
- High quality brick or ashlar the predominant construction material
- Roofs of slate with plain ridge tiles
- Lodges and driveways associated with larger villas

Key ways to retain character:

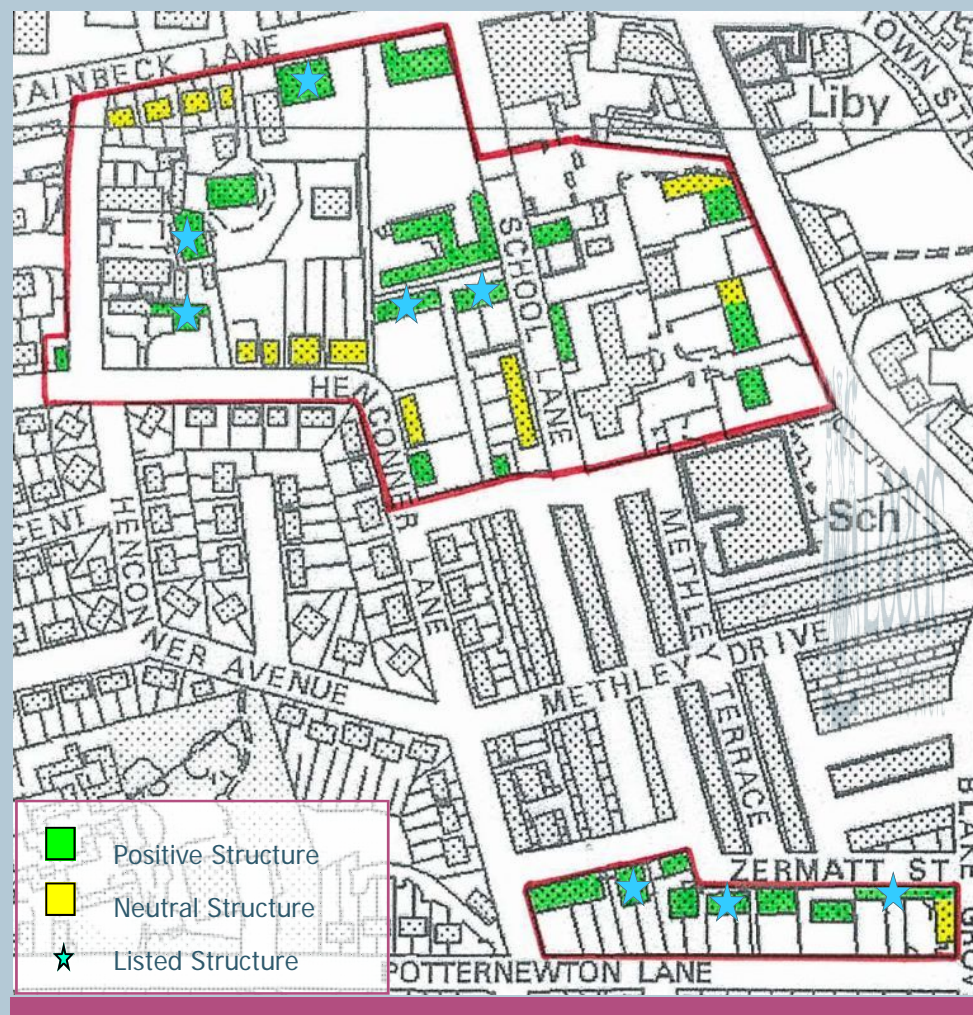
- Retention of spacious gardens of large detached houses
- Retention of restrained Classical architectural detail
- Avoidance of infill development between villas or in their grounds
- Retention of mature trees



48 Henconner Lane. Set in moderately-sized gardens the house is of compact plan form with limited service accommodation, typical of a suburban villa.



Rosemount, Henconner Lane. An imposing house of restrained Classical form, overlooking its south-facing gardens.



Character area 2—villas

# Character Analysis

## Character area 3 - middle-class housing

This area lies to the north and west of the historic village core. It dates mainly from the late 19th century, after the high point of Chapel Allerton's popularity with the wealthy upper class had passed.

Key characteristics:

- Large houses, often of three storeys
- Mixture of Gothic and Classical architectural forms
- Short individual terraces, set back from roads
- Mainly brick construction with stone dressings
- Roofs of slate with large chimney stacks incorporating numerous flues
- Large sash windows, often with canted bays at ground floor
- Service accommodation in attics and cellars

Key ways to retain character:

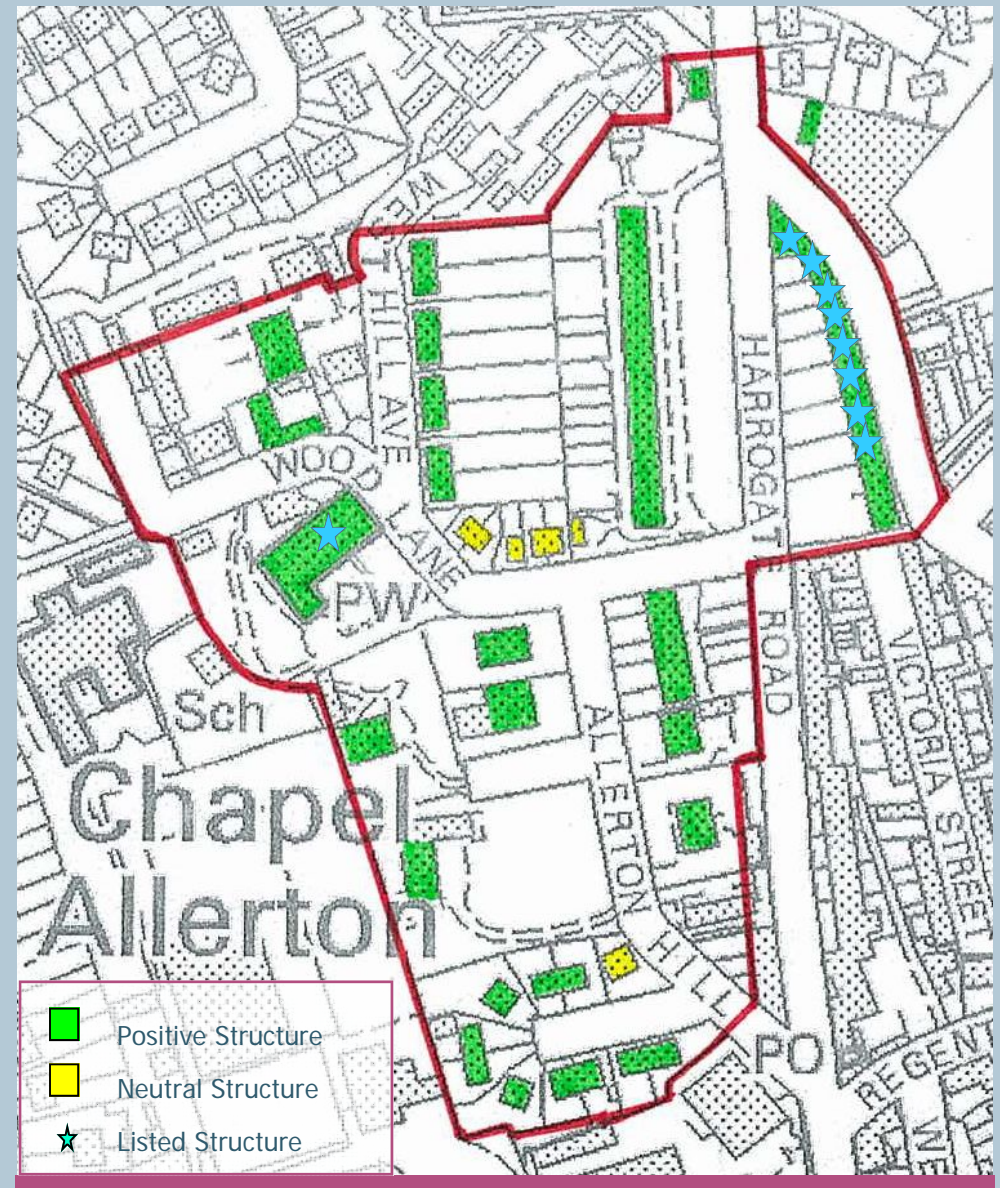
- Retention of architectural detailing
- Retention of wooden sash windows
- Retention of setting, set back from road in semi-private gardens



West Hill terrace.



Westfield terrace



Character area 3—middle-class housing

# Character Analysis

## Character area 4 - artisan terraced housing

This area lies to the south and north-east of the historic village core. It consists of densely packed terraced housing, with some back-to-backs.

Key characteristics:

- Two storey houses with attics
- Hard red brick the dominant building material
- Slate roofs with regular chimney pattern
- Simple and repetitive decorative details
- Mainly large-pane sash windows

Key ways to retain character:

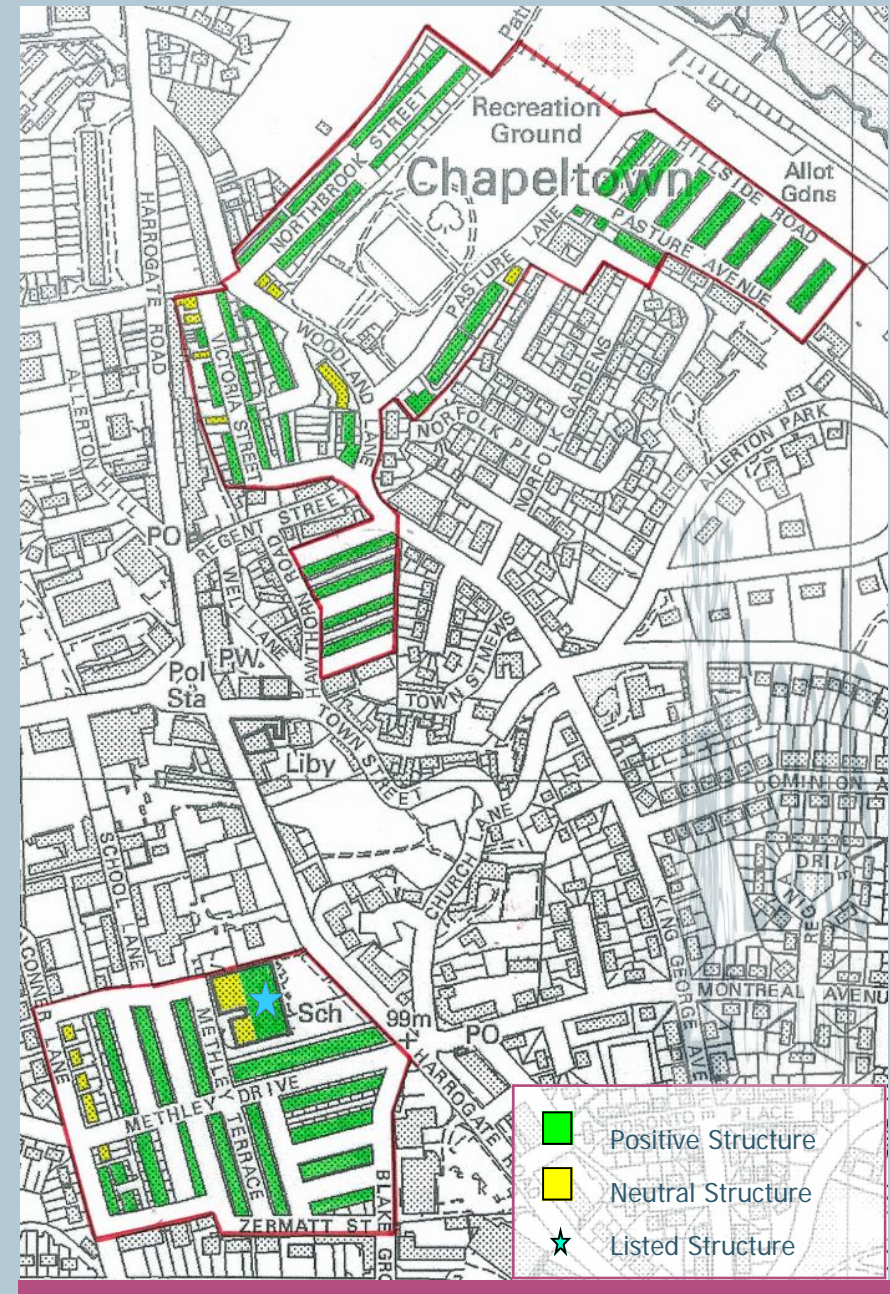
- Retention of architectural detailing to maintain unity of design
- Retention of original fenestration pattern
- Retention of forecourt walls



Methley Terrace. Note the slate-hung dormers with bargeboards and finials, decorative chimney pots and paired first floor windows.



Pasture Crescent, a Type 3 back-to-back built between 1920 and 1934. Note the external basement access to the indoor lavatory and the very small larder window on the front elevation.



Character area 4—artisan terraced housing

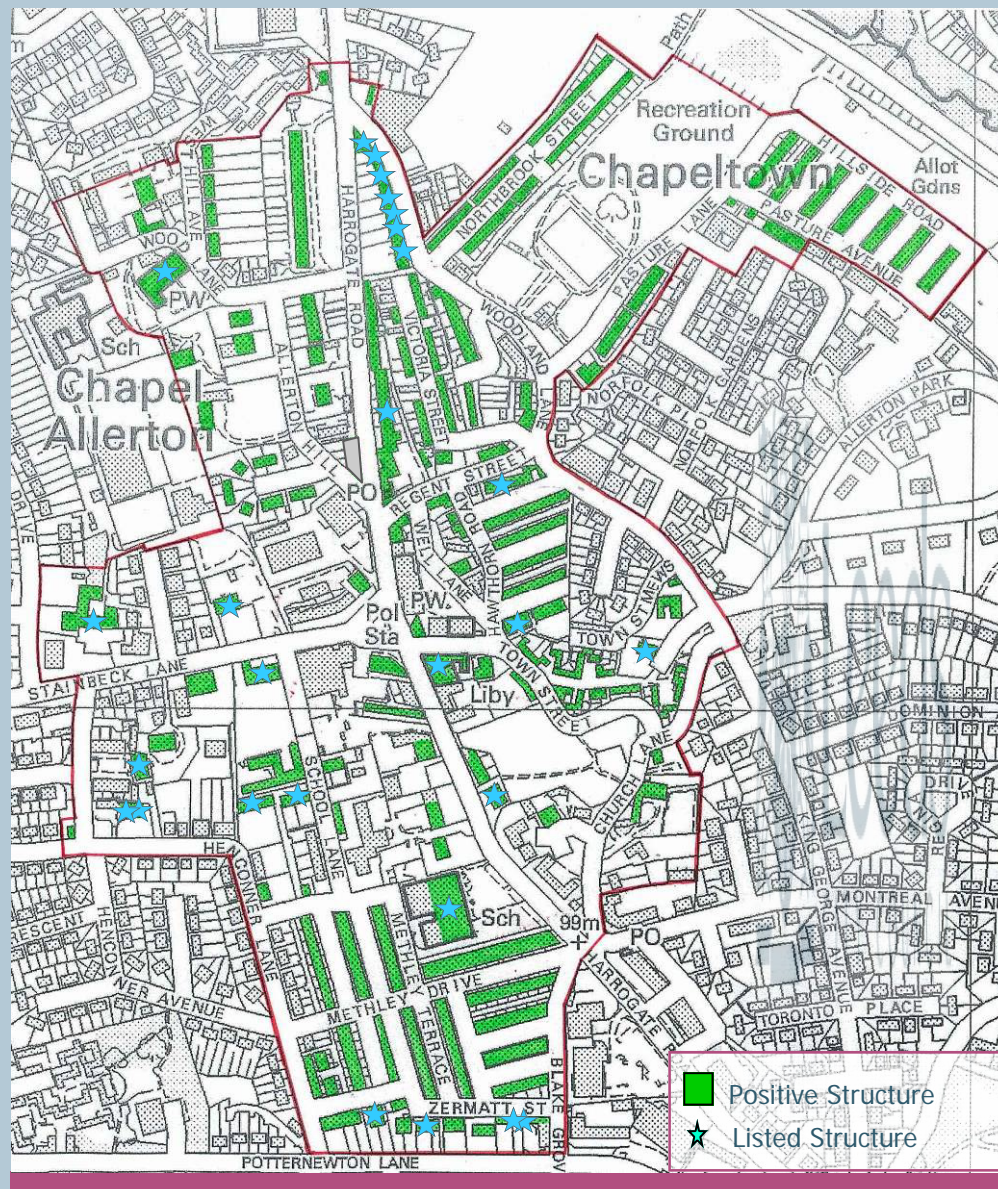
# Character Analysis

## Positive buildings

The buildings coloured green on the map (right) make a positive contribution to the character of the conservation area. This contribution may be in one or more of the following ways:

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

There should be a presumption in favour of their retention in all but exceptional circumstances.



Map showing positive buildings in the conservation area



1930s garage façade on Harrogate Road



Former stable, Hawthorn House



Wensley House, Wensley Drive

## Opportunities for management and enhancement

Chapel Allerton is a thriving and attractive settlement. However, there are a number of features and issues which currently detract from the special character of Chapel Allerton. Addressing these issues offers the opportunity to enhance the conservation area. Positive conservation management will ensure the ongoing protection of the area's special character.



### Sensitive new development in the conservation area

New development within the conservation area must be mindful of the local character of the village, while at the same time being distinctly of the 21st century and addressing contemporary issues such as sustainability.

Development in historic areas should:

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

**Action:**

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

### Protect surviving historic architectural forms

As a result of the limited listed building coverage in the settlement, there has been incremental loss of traditional architectural detailing in the conservation area. Replacement of windows, doors, traditional wall surfaces and roof coverings with inappropriate materials and designs is a negative feature that affects individual buildings and the wider streetscape. This cumulative change is particularly noticeable in some terraced rows where the original uniformity has been weakened.

**Action:**

**Surviving historic features should be retained and where necessary sympathetically repaired.**



### Tree management

Tree protection and planting is an increasingly important element of the Council's approach to climate change adaptation. Conservation area designation affords some degree of protection to mature trees. However, to ensure that this element of Chapel Allerton's special character is protected and enhanced, a replanting strategy could be considered in order to manage the impact of loss of trees through over-maturity and retain the character of the greenscape.

**Action:**

**Consideration should be given to formulating a tree strategy to protect and enhance the greenscape.**



## Examples of opportunities for enhancement of the conservation area

### Wood Lane / Short Lane

Wood Lane and Short Lane, formerly a single road, is one of the more ancient lanes in Chapel Allerton. Its northern section is a footway leading between St. Matthew's Church and Scott Hall Road. Although fairly well-used, the lane's historic character is not apparent and it is divorced from the rest of Chapel Allerton's medieval road pattern. Improvements to the surfacing and boundary treatment and perhaps some local information could enhance this lane and re-connect it with the historic core of Chapel Allerton.

**Action:**  
Re-integrate Wood Lane with the rest of the historic street pattern as opportunity arises.



### Stainbeck Corner

With the demolition of the Methodist Church in 1981, Stainbeck Corner lost its focal point. The replacement buildings are of little architectural merit and the space is now dominated by the three-way road junction around the willow tree. This has led to a sense of "no place" at the heart of modern Chapel Allerton.

The closure of the north section of the junction could create a public "square" which would re-create a sense of arrival at the heart of the village. High quality paving and street furniture could contribute to the enhancement of the area.

Although a number of practical traffic management problems would have to be overcome, including moving the pedestrian crossing south of Regent Street and making alternative arrangements for parking and taxi waiting outside the Yorkshire Bank, the benefit to the townscape would be considerable.

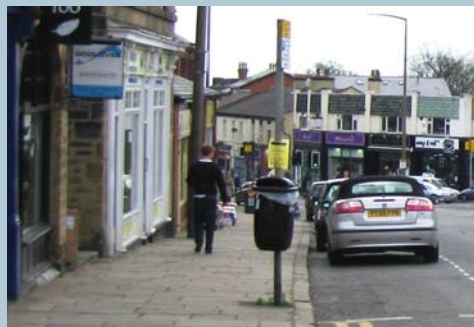
**Action:**  
Explore options for enhancing public realm on Stainbeck Corner.



### Road signs and street furniture

Despite the busy nature of Harrogate Road, Chapel Allerton does not suffer greatly from an excess of road signs. There are, however, opportunities for enhancement. High-visibility yellow backing to road signs is not generally acceptable in a conservation area. It is good practice to carry out regular sign audits and remove redundant road signs. When new signs are installed, their siting should be considered in the context of the wider streetscape.

**Action:**  
The siting and design of road signs and street furniture in the conservation area should have regard to current "Streets for All" guidance.

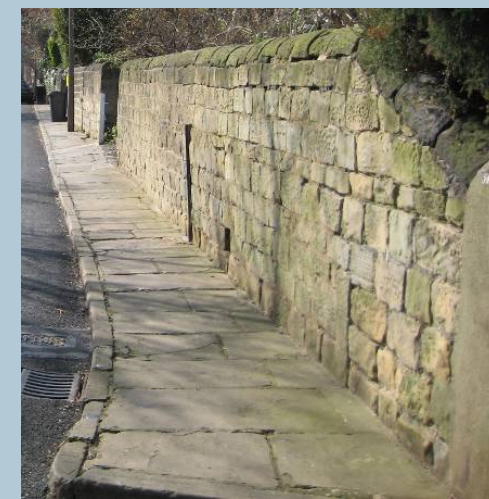


### Paving and surfacing

The retention of existing stone paving slabs and kerb setts is important in maintaining the historic character of the settlement.

Opportunities should be taken to enhance areas of stone paving which are in poor repair and to improve the junction between stone and modern paving.

**Action:**  
Retain and enhance historic paving in the conservation area.





## Examples of opportunities for enhancement of the conservation area

### Street lighting

The street lights in Chapel Allerton are due to be replaced in 2010. Renewal with more appropriate lighting columns which do not dwarf adjacent buildings will dramatically improve the streetscape.

**Action:**  
The forthcoming street lighting plan should respect the historic streetscape and proportions of buildings.



### Historic street signs

Historic street name signs should be conserved and re-painted rather than removed and replaced with modern street signs. The example below was conserved by a local business and enhances the streetscene.



Other historic street signs have been allowed to fall into disrepair, such as the example below. Disrepair should not be used as an excuse for removal, but as an opportunity for enhancement. Stone street name signs are very unusual. They should be conserved in situ and not painted over or removed.

**Action:**  
Historic street name signs should be retained and conserved



### Dormer design

Dormers are a feature of the terraced housing in Chapel Allerton. While details vary in different streets, certain key features are common to all. New dormers in the conservation area are likely to require planning permission and any proposed new dormers on terraced housing in the conservation area should follow the design of nearby historic dormers.

Dormers have slate-hung sides, decorative timber bargeboards and gable finials. They are roofed in the same material as the rest of the building and are set immediately above a first-floor window, reinforcing the fenestration pattern of the terrace.

**Action:**  
New dormers in the conservation area should follow the design of original dormers on adjacent buildings



### Shop fronts

Shop front design can enhance the character of the area. New shop fronts should respect the proportions of the existing building and should usually be constructed of painted timber with flush lettering. Over-dominant fascia boards should be avoided. Internally-illuminated signs are not usually acceptable in a conservation area. The examples here show that good historic shop fronts enhance the character of the area as well as acting as an advertisement for the business, while poor or cluttered shop fronts do not encourage trade and mar the street scene.

**Action:**  
Guidance on shop front design in conservation areas should be produced.



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- 1893. Ordnance Survey 2nd Edition.
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A lively account of the foundation and dissolution of Kirkstall Abbey can be found at: <http://dnausers.d-n-a.net/leodis-leeds/KirkstallFoundation.html> and <http://dnausers.d-n-a.net/leodis-leeds/Last-Monks.html>

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### How to find out more about local history

If you are interested in researching local history, a wide range of original documents, public records and books can be found in the following locations:

- Central Library (Local & Family History Section), The Headrow, Leeds LS1. Tel 0113 247 8290 email: [localstudies@leeds.gov.uk](mailto:localstudies@leeds.gov.uk) website: [www.leeds.gov.uk/library](http://www.leeds.gov.uk/library)
- West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds LS73AP. Tel-0113 214 5814 email: [leeds@wyjs.org.uk](mailto:leeds@wyjs.org.uk) website: [www.archives.wyjs.org.uk](http://www.archives.wyjs.org.uk)
- West Yorkshire Archaeological Advisory Service, Newstead Road, Wakefield WF1 2DE Tel 01924 306810 email: [wysmr@wyjs.org.uk](mailto:wysmr@wyjs.org.uk) website: [www.arch.wyjs.org.uk](http://www.arch.wyjs.org.uk)

In addition, much information is available on other websites:

- [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) includes all listed building descriptions and some photos
- [www.leodis.net](http://www.leodis.net) has archive photos of the Leeds district
- [www.old-maps.co.uk](http://www.old-maps.co.uk) includes early Ordnance Survey maps.

Chapel Allerton has its own Historic Society. For more information, see the website [www.chapelallerton.org](http://www.chapelallerton.org)

### How to find out more about historic buildings

There are a wide range of national societies devoted to the study and conservation of historic buildings. Many of these national bodies have regional groups in Yorkshire.

- Society for the Protection of Ancient Buildings (SPAB) [www.spab.org.uk](http://www.spab.org.uk)
- Ancient Monuments Society [www.ams.org.uk](http://www.ams.org.uk)
- Georgian Group (devoted to the study and conservation of 18th-century buildings) [www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)
- Victorian Society [www.victoriansociety.org.uk](http://www.victoriansociety.org.uk)
- 20th Century Society [www.c20century.org.uk](http://www.c20century.org.uk)

## Finding Out More

### What is a conservation area?

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

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

### What does conservation area status mean?

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

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the area.
- Some minor works to houses is no longer "permitted development" and will require planning permission. Examples are rear dormer windows, external cladding and most satellite dishes on front elevations.
- Advertisement controls are tighter.
- Most work to trees has to be notified to the Council which has six weeks in which to decide to impose restrictions.

- Generally, higher standards of design apply for new buildings and alterations to existing ones.

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

### What is the purpose of this appraisal?

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

It provides a clear understanding of the special interest of the conservation area by:

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

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

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

### Planning policy context

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

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

### Community involvement and adoption

A draft version of this appraisal went through a public consultation process which included:

- An exhibition at the local library, with summary leaflets and access to a paper copy of the appraisal;
- A public meeting presenting the conclusions of the appraisal;

- Direct notification of identified stakeholders and interested parties, including households affected by any boundary alteration;
- Availability of the appraisal and response form through the Council's website;
- Advertisement on neighbourhood noticeboards.

The consultation responses were evaluated and the appraisal amended in light of comments received. The final document went before Leeds City Council's Planning Board on 18 September 2008 and the boundary change came into force on 2 October 2008. It has the status of non-statutory planning guidance and is a material consideration when planning applications affecting the conservation area or its setting are considered by the Council.