



Rawdon Cragg Wood 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.



Rawdon Cragg Wood

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



Approved as a material consideration in the determination of planning decisions - 8th October, 2012

Summary

Summary of special interest

"The 'old nobility' may have gone, perhaps for ever, but in their stead has arisen a race of self-made nobles, born of trade and commerce, whose pretty villas or castellated towers stud the hillside or nestle in the wood, to the undoubted advantage of the landscape. The fortunate possessors of these abodes being almost exclusively Bradford traders, Rawdon is but an aristocratic suburb of the metropolis of the worsted trade."

Cudworth recounted in Wilcock 2000.

Rawdon Cragg Wood conservation area covers a rural suburb of Victorian villas set in spacious wooded grounds developed in the second half of the 19th century.

The surviving woodland of the area and vernacular buildings of farmsteads and cottage terraces recalls an earlier landscape.

Many of the once private houses are now converted for multiple dwelling or alternative use, such as nursing homes. Despite this change of use and some peripheral residential development in former estate lands, the area retains its special character.

Key characteristics:

- The relatively steeply sloping and heavily wooded nature of the valley side defines the conservation area.
- The settlement form of the area is dominated by the mansions set within their spacious landscaped grounds and the planned carriage drives that wind across the contours of the valley.

- Views of the villas are limited from the roadside but their elaborate gateways with gate lodges act as focal points.
- Long distance open views to the countryside, River Aire and beyond is indicative of its rural character that distinguishes it from other 19th century villa developments usually found on the edge of towns.
- The substantial Victorian mansions feature high levels of architectural ornamentation in gothic revival, Tudor and Elizabethan styles. High quality materials include the common use of the local gritstone in ashlar and as squared and coursed masonry.
- Vernacular farmsteads and cottage terraces recall the earlier agricultural landscape.
- The woodland, tree lined avenues, surviving elements of the landscaped grounds of the mansions, in particular the boundary belts and mature trees form a dominant element of the special character.

Summary of issues and opportunities

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

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



Substantial mansions feature high levels of architectural detail.



Mansions are set in large grounds with impressive gateways and lodge houses.

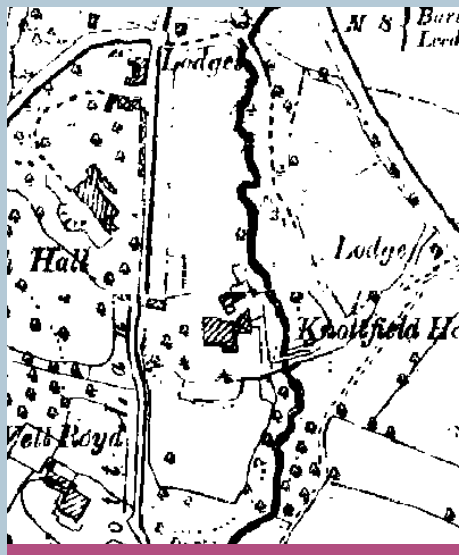


Woodland recalls the ancient landscape and adds to the Arcadian character of the area

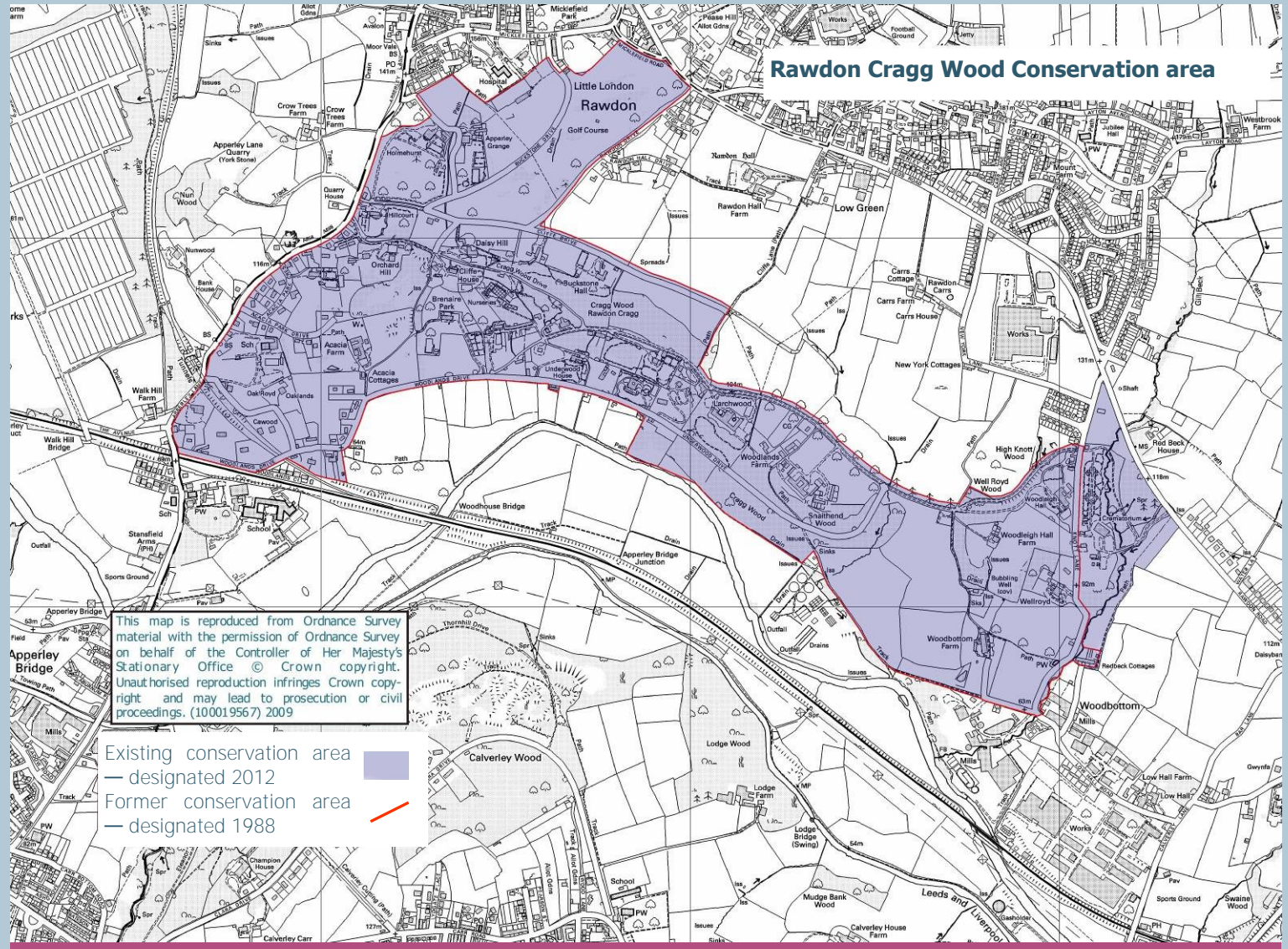
Extent of the conservation area

The Rawdon Cragg Wood area was first designated as a conservation area in 1988. In 2011, as part of the appraisal process, the boundary was reviewed and the following modifications were made to ensure that the conservation area best represents and protects the special architectural and historic interest of the area:

- An extension to include the c. 1959 Rawdon Crematorium (built on the site of 19th century Knottfield House) and associated formal memorial gardens.
- An extension to include the lodges and landscaping related to the former Knottfield House.



Former Knottfield House shown on extract from OS map of 1894, scale 1: 10,000



Location and context

Rawdon Cragg Wood Conservation Area is located to the north of Leeds in Airedale in the narrow green belt between Leeds and Bradford. The conservation area occupies the south facing slope of the valley below the village of Rawdon. It is bounded, to the north, by a golf course and agricultural land. To the south, by the valley bottom in which the River Aire and Leeds & Liverpool canal flow and the Airedale-Wharfedale train line runs. To the west, by agricultural land and Apperley Lane (A658) and to the east by Rawdon crematorium.

Before the 1840's the area of Cragg Wood was largely an agrarian landscape of woods, fields, farmsteads and cottages, which are identifiable today as the contrasting vernacular buildings amongst the eclectic 'polite' forms of the later villas. The High Victorian development, which typifies Cragg Wood today, began in the 1850's. At this time Nathaniel Briggs started to develop the area as luxury villa residences for Bradford businessmen, taking advantage of the wooded habitat, picturesque views of Airedale and nearby railway communications.

Briggs developed Cliffe Drive, Cragg Wood Drive, Woodlands Drive and Underwood Drive as four fashionable west/east carriage drives with lodge houses at their entrances. He had the woods landscaped and planted with trees and shrubs, many mature specimens of which remain today.



The predominantly wooded area of Rawdon Cragg Wood sits on the south-facing side of the valley surrounded by open agricultural fields.

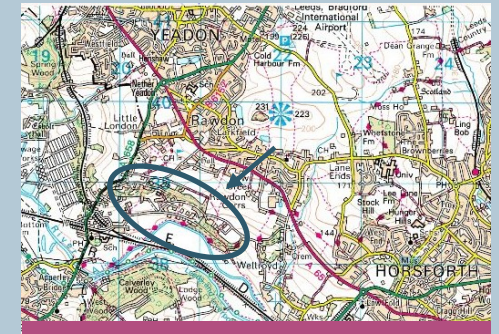
Geology, topography and landscape setting

The Rawdon Cragg Wood conservation area is located on a geology of sandstone and millstone grit. These stones were quarried in Rawdon and on the Yeadon side of Apperley Lane, just outside the boundary of the conservation area. The stone is likely to have provided much of the local building material present in many of the historic buildings.

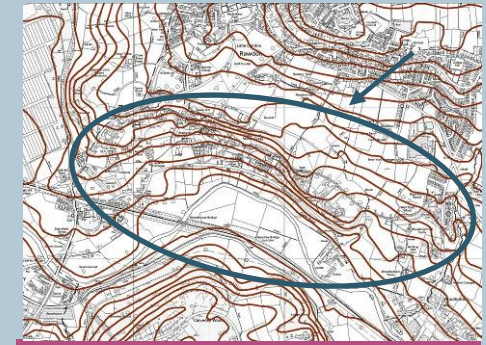
The Cragg Wood area is located on the southern facing slope of a wooded

valley. The valley follows the course of the River Aire, with the land rising relatively steeply from the washlands on either side. The Leeds & Liverpool canal and railway have taken advantage of the valley bottom and add to the picturesque settings and views from and towards Cragg Wood.

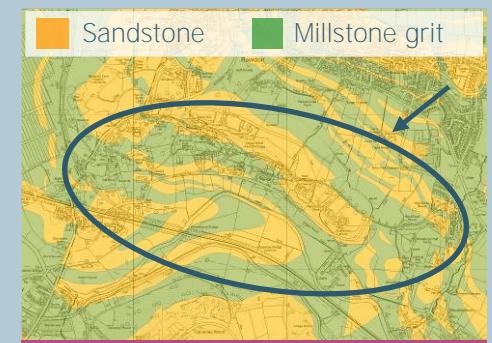
The villa development took advantage of the sloping topography. Houses were built on the varying terraces of the valley side, allowing each to benefit from open views across the valley. The carriage drives sinuously follow the west/east course of the contours of the valley side.



Rawdon Cragg Wood Conservation Area in its wider setting.



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



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

Historic development

Much of the historic development information is taken from information provided by WYAAS 2010 and D.C. Willcock "A History of Rawdon", 2000.

Early activity Rawdon Cragg Wood

The earliest evidence of human activity are two stone axes, found in 1935, thought to date to the Neolithic period (4000BC – 2200BC), and two fragmentary saddle quern-stones (a stone tool used for hand grinding flour), found more recently in 2008. The latter could date from the prehistoric until well into the Roman period. These were all found on the north side of the Acacia Park estate, near today's golf course.

There have also been a number of Bronze Age finds recorded. The most significant is an upstanding carved gritstone rock. Protected as a Scheduled Ancient Monument, it features a faint carving consisting of a cup with three rings and two grooves, which date from the Bronze Age (2600BC – 700BC). The rock measures 1m by 0.9m by 0.1m, and is situated in the garden of Hillcourt House.

Three wing-flanged bronze axes (one fragmentary) were discovered in the Cragg Wood area in 1866. This hoard was dated as belonging to the Hotham Carr phase of Late Bronze Age metalworking traditions. Hotham Carr implements are widely distributed along the flanks of the Pennine Dales, but there have been few found to date in the southern part of the Vale of York.

There are no recorded archaeological sites that date to the Roman or early medieval periods.

Rawdon at the Dissolution

At the dissolution of the monasteries in 1539 the greater part of Rawdon passed to the Crown and shortly thereafter to Henry Clifford, second Earl of Cumberland. Clifford acquired the Bolton Priory Estates, including land in Rawdon and Yeadon. The Rawdon lands were purchased by Stephen Paslew in 1570, and the estate passed to his nephew, Robert Oglethorpe of Bardsey on his death in 1579. Oglethorpe sold some of the Rawdon property to Francis Layton in 1614. Between 1620 and 1630, Layton continued to purchase land so that he eventually finished with two thirds of the Manor of Rawdon.

17th to early 19th century Rawdon Cragg Wood

Early cartographic sources, indicate that the heavily wooded area was largely absent of settlement or industry prior to the mid 19th century.

Dove Cottage just off Apperley Lane, which now incorporates the adjacent (formerly) Buckstone Cottage, dates from the late 17th century. It was extended in 1840, restored c.2000 and is Grade II listed.

Located above Cragg Terrace, in c.1712 the founding members of the Baptist movement in the area built their first chapel (no longer standing) and associated graveyard. Significant remains of the latter and boundary wall survive today, which are Grade II listed.

Other exceptions include Buckstone House (now called Apperley Grange), Upperwood House, and Acacia House (now demolished).

Buckstone House (Apperley Grange) is the only building depicted on Jefferys' 1775 map, and is situated less than 150 yards from 'Buckstones Rock', now the location of the clubhouse of Rawdon Golf Course. This rock is a significant local landmark and it is thought to have been the secret meeting place for 17th century Baptists and other non-conformists in the area before the chapel was built; it is also local belief that John Wesley (credited with being the founder of the Methodist movement) preached at this spot on a number of occasions.

Upperwood House was built in the late 18th century, and was later occupied by the White family who employed Charlotte Brontë as their governess there. The house was demolished in 1872 and replaced by Ashdown House, now called the Bronte House School, which is Grade II listed. All that survives of the earlier build is a gazebo.

Acacia House (now demolished) was first built in 1784 by Abraham Rhodes, a London attorney returned to his native Rawdon. In 1833, the estate of 120 acres was sold to Robert Milligan; a Quaker, textile merchant, and Bradford's first mayor, who rebuilt Acacia in 1847 to the plans of architect John Clarke. The estate expanded to include pre-1790 Cragg Bottom (now Cragg Terrace) and cover over 350 acres. The 1837 tithe award map depicts the extensive grounds of the new house as incorporating fish ponds, plantations, landscaped gardens, gate lodges, a bath house, stables, and farm. Today, only the north and south lodges, Acacia cottage and Acacia Farm survive.



Cragg Terrace is a late 18th century row of cottages, formerly known as Cragg Bottom.



Early 19th century Acacia Cottage, one of the remaining buildings from the Acacia House Estate.



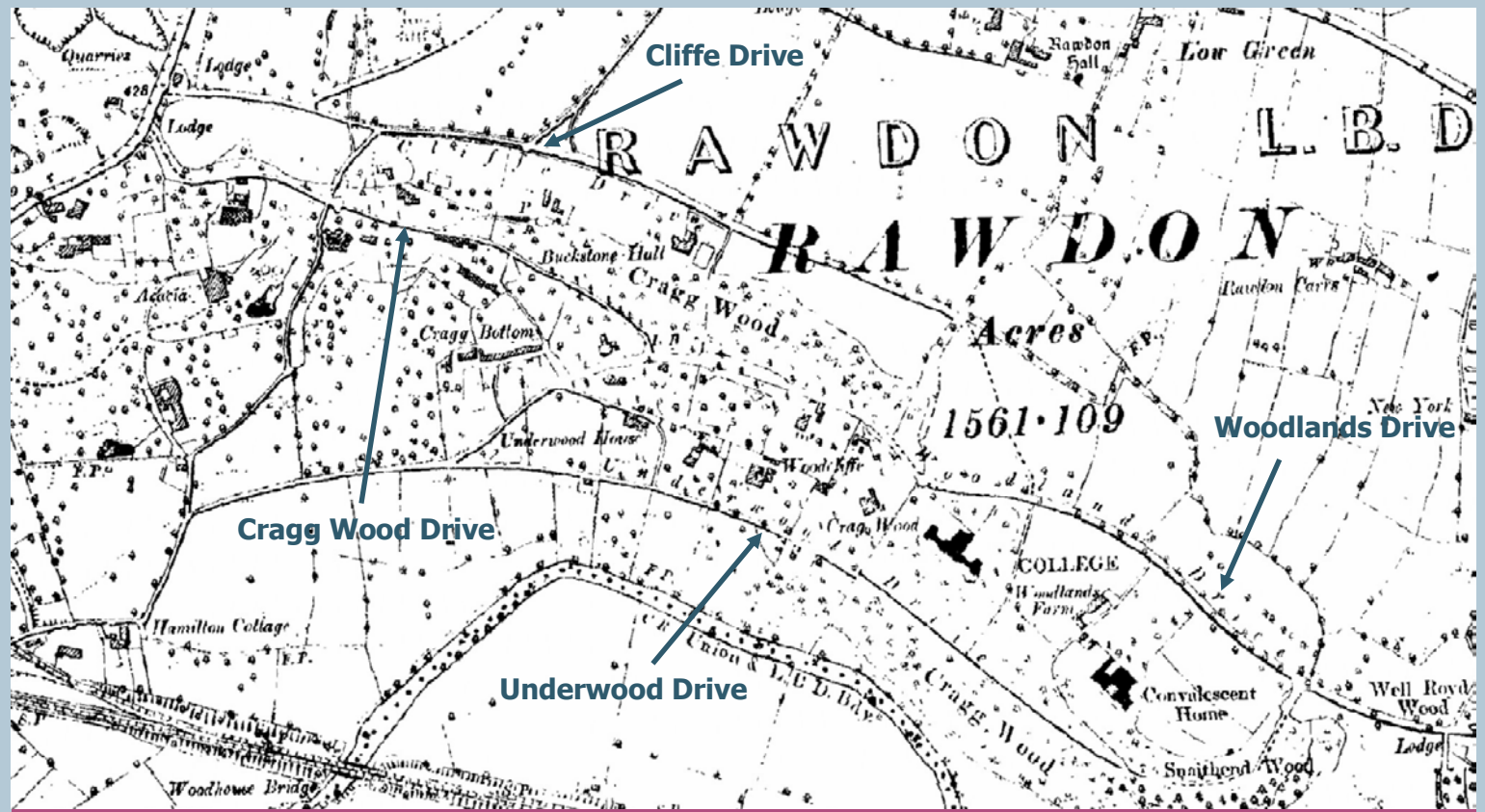
Grade II listed Dove Cottage (incorporating Buckstone Cottage) dates from the late 17th century.

High Victorian Villa development 19th century Rawdon Cragg Wood

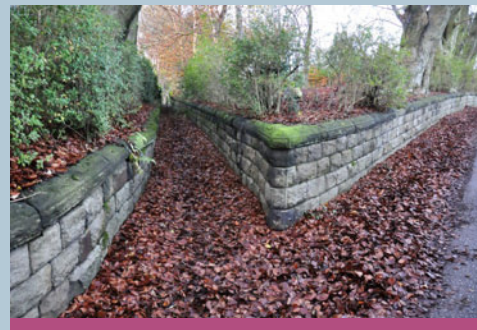
The majority of the standing buildings within the area date from the second half of the 19th century. On Robert Milligan's death in 1862, most of the Acacia House Estate land was sold and the area was developed into a romantic woodland rural 'suburb' for the commercial elite of Bradford. A significant number of upper middle class 'villas' were built, taking advantage of the rail access to Bradford via Apperley Station. Cartographic evidence (1894 OS map) shows serpentine roads were laid out mainly running along the slope, east from Apperley Lane, and little stone-line paths running down it.

According to Pevsner, two of the finer houses constructed in this period are Summer Hill (off Apperley Lane and Acacia Park Crescent), built c.1850 with simple Neo-Jacobean architecture, decorated bargeboards and octagonal chimney stacks, and Grade II listed Woodleigh Hall (to the far east of the conservation area) which was built in 1869 and features profuse Jacobean architecture and a debased Italianate tower centrally placed over its main entrance.

A number of public buildings were also constructed during this period, including Rawdon Baptist College (1858-9), Woodlands Convalescent Home (1877) and lastly the church of Our Lady of Good Counsel and St Joseph (1907-9 by Edward Simpson) which is a quirky Gothic building, with small rectangular 'S' windows set in vesica-shaped panels and a polygonal apse.



Extract from the Ordnance Survey map of 1894, 1: 10,000



Part of the 19th century system of tracks running through Cragg Wood, interconnecting the later formal carriage drives.



Former Rawdon Baptist College, now subdivided into private homes.



Entrance to one of the private 'carriage drives', originally laid out in the last of the 19th century.

Some 19th century Cragg Wood villas, their architects and owners

Acacia - rebuilt 1847-54. Demolished early 20th century. Built to the plans of John Clarke for Robert Milligan. 350 acres, incorporating fish ponds, plantations, landscaped gardens, gate lodges, bath house, stables, and farm.

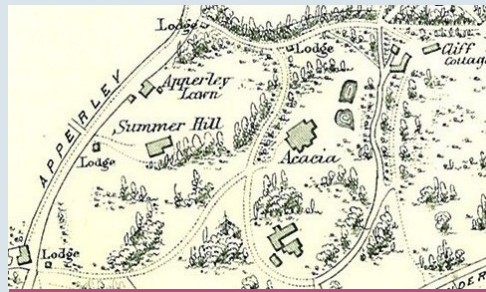
Woodleigh Hall - 1869. Designed by architects Lockwood & Mawson for Moses Bottomley, who made his fortune in alpaca and mohair. Italian workmen are said to have been employed in the construction. Early Renaissance style with mullion-and-transom windows, and shaped gables. *Grade II listed.*

Buckstone Hall - 1884. Designed by architects Lockwood & Mawson for Herbert Dewhirst. Nicknamed 'Little Windsor' or 'The Castle', due to the dominant tower clearly visible from the other side of the valley. Now converted into four dwellings. *Grade II listed.*

Woodlands Hospital -1877. Designed by architects Andrews & Pepper of Bradford as a convalescent hospital. Gift of William Henry Ripley at a cost of £20,000. Quasi Elizabethan style. Now residential development.

Ashdown House - c1878. Built on site of Upperwood House by Bradford solicitor, James Taylor. His German wife painted the eaves with Goethe quotations (removed in WWI). Now Bronte House School. *Grade II listed.*

Summer Hill - c.1850. Home of Henry Forbes and was later occupied by William Henry Salt, the 2nd Baronet and eldest son of Sit Titus Salt. Nathaniel Briggs bought it in 1857.



Extract from 1872 Index Map showing the Acacia House estate.



Grade II Woodleigh Hall, 1869. Architects, Lockwood & Mawson.



Grade II Buckstone Hall, 1884. Architects, Lockwood & Mawson.



Woodlands Hospital, 1877. Architects, Andrews & Pepper.

20th century to present day Rawdon Cragg Wood

The Victorian villa development of Cragg Wood has survived relatively unimpaired with only one or two villas demolished and comparatively few additions since.

Following the First World War the woollen industry, central to the economy of Leeds, fell into decline, resulting in the upkeep of the mansions to become evermore costly.

The early 20th century started to see the sale and conversion of many of the properties. From this period onwards the houses ceased to be single family homes and were converted into multiple dwellings and in some cases alternative uses.

For example the Booth family lived at Woodleigh Hall between the wars but after 1950 it was used as a nurses home for the staff at Woodlands Hospital and is now being converted into private dwellings.



Early 20th century Arts & Crafts building in 'Voysey-esque' style.

Woodlands Hospital itself was used in both World Wars to treat convalescent service men and converted to an orthopaedic hospital in 1951. This closed in 1993 and has now been developed into luxury apartments called Snaithwood Drive.

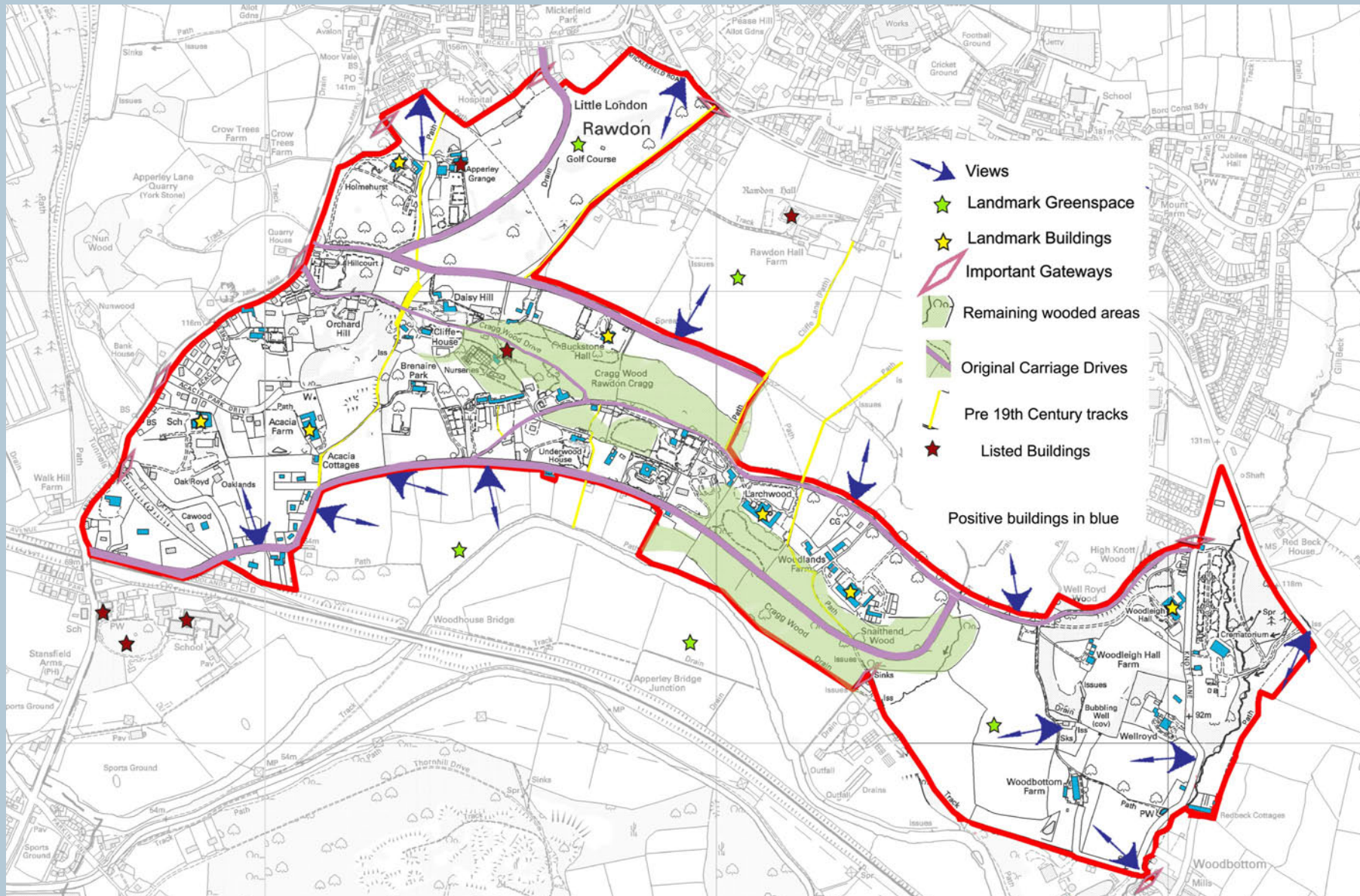
The construction of improved road services allowed further residential development in the area to be feasible. Suburban style housing has been built, mainly on the former Acacia House Estate, that largely reflects the ethos of the area with detached houses in relatively sizable plots. At the Apperley Lane end of Woodlands Drive a group of **early 20th century Arts & Crafts/ 'Voysey-esque' dwellings** are a successful addition to the area.

Rawdon Crematorium built c.1959 is a positive addition to the east of the conservation area with post war '**Romanesque**' inspired architecture.



Rawdon Crematorium built c.1959 with 'Romanesque' inspired architecture.

Character Analysis: *Spatial Analysis*



Rawdon Cragg Wood Conservation Area Analysis Map replicated on Page 16

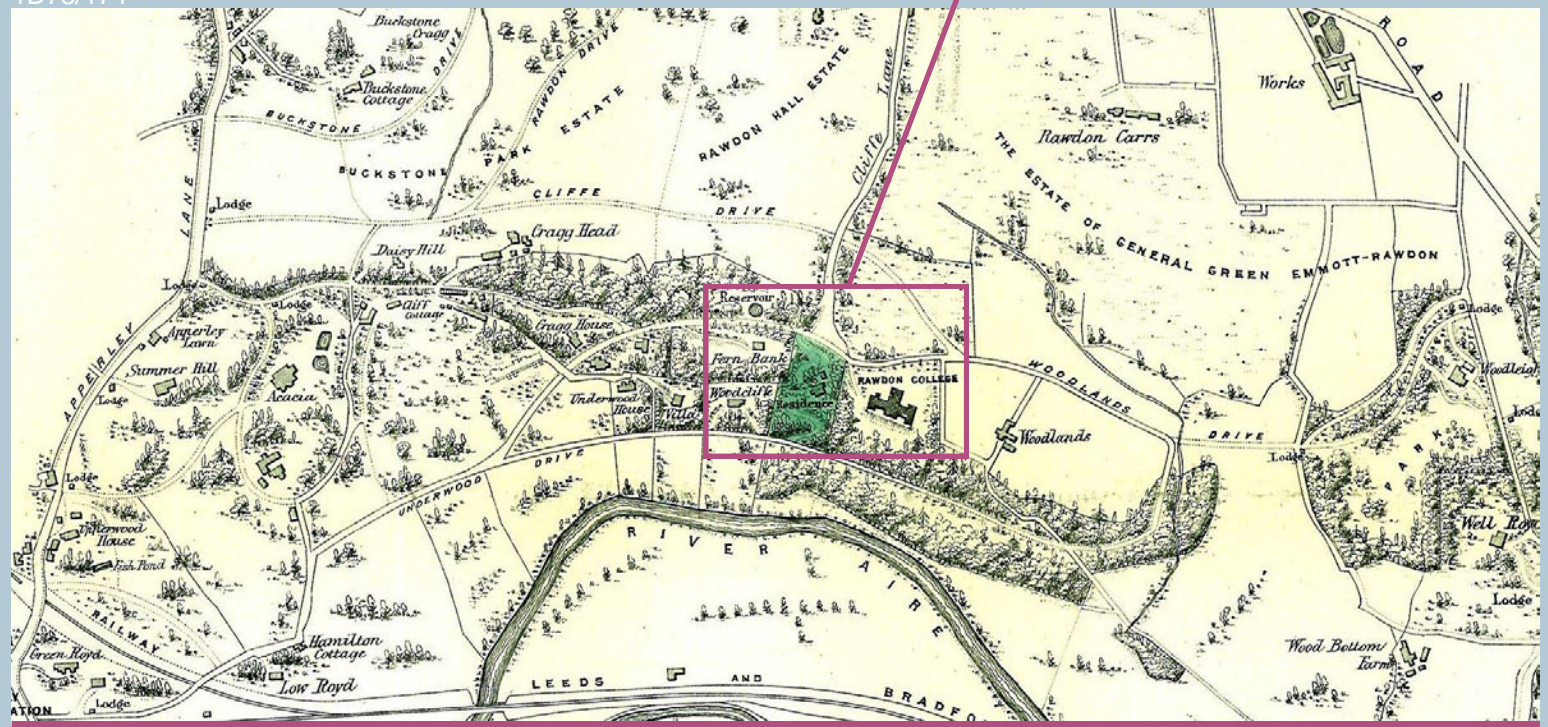
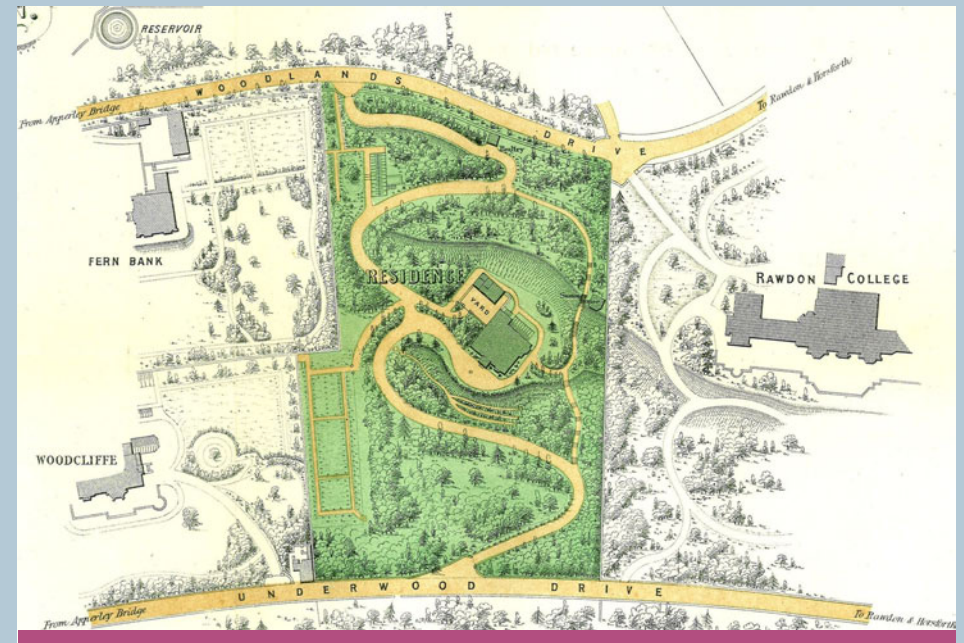
Settlement form

- The relatively steep gradient and wooded valley topography dominates the conservation area's character.
- The layout remains structured today by the system of original carriage drives laid out in the late 19th century. There are two straight carriage drives which run west-east: Cliffe Drive above the ridge and Underwood Drive below the ridge. Between these drives are two interlinked curved drives which run across the contours of the slope through the wood: Cragg Wood Drive and Woodlands Drive.
- Pre 19th century paths/tracks cross the carriage drives, interlinking them further. They generally run north to south through the wood and fields.
- The settlement form is dominated by large detached properties set in spacious grounds. Properties are set well back from the road and mainly hidden from view. Some infill development within the former grounds has taken place.
- The plot sizes seem to conform to a hierarchy with the smaller villas set in approximately two acres sited on the slope and the larger houses, such as Daisy Hill and Cragg Head, set in four to five acres set just above the slope to exploit the views over the valley.
- Vernacular farmsteads and cottage terraces, pre-dating the late 19th century villa development, retain their form with converted agricultural buildings and detached garden plots.

- 20th century residential development around Acacia Park Drive, Acacia Park Crescent, Acacia Park Terrace and Fairway is of comparably smaller grain but reflects the ethos of the area as detached houses in relatively sizable plots.
- Open agricultural land surrounding the conservation area adds to the spacious and picturesque character of the area.

1872 map showing the system of original carriage drives that structure today's layout of the area. The settlement form is dominated by large detached properties set in spacious grounds.

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Key views and landmarks

- Long distance views across the valley are an important feature, which encompass open countryside with grazing livestock, attractive Victorian railway architecture — particularly the bridge crossing the River Aire, and to Calverley Wood beyond.
- Views progressing through the conservation area are tightly contained by the rising topography, boundary walls and tree belts. Gate Lodges and gateways are main focal points and act as local landmarks. Only glimpsed views of the elaborate mansions are available often featuring their decorative roof lines.
- The curvature of the original carriage drives allowing limited forward vision, together with the low tree cover, forms views that are dark and mysterious. The 18th century north-south tracks crossing the carriage drives seemingly disappear into nowhere and contribute to the sense of mystery in Cragg Wood.
- Views from outside looking in to Cragg Wood are an important feature of the area. Properties situated at varying heights on the slope ensure that houses rise above the tree line of the woods, presenting imposing landmarks when viewed from the other side of the valley. Buckstone Hall is a good example of this.



Open views across countryside taking in the River Aire and Calverley Wood beyond.



The rural romantic feel of Cragg Wood.



Villa gateways are landmarks, from which glimpses of the houses situated beyond may be seen.



18th century tracks add to a sense of mystery.



Curvature of the carriage drives allows only limited forward views.

Built environment

Rawdon Cragg Wood's built environment is dominated by the Victorian stone mansions developed from the mid to late 19th century.

Positive Buildings

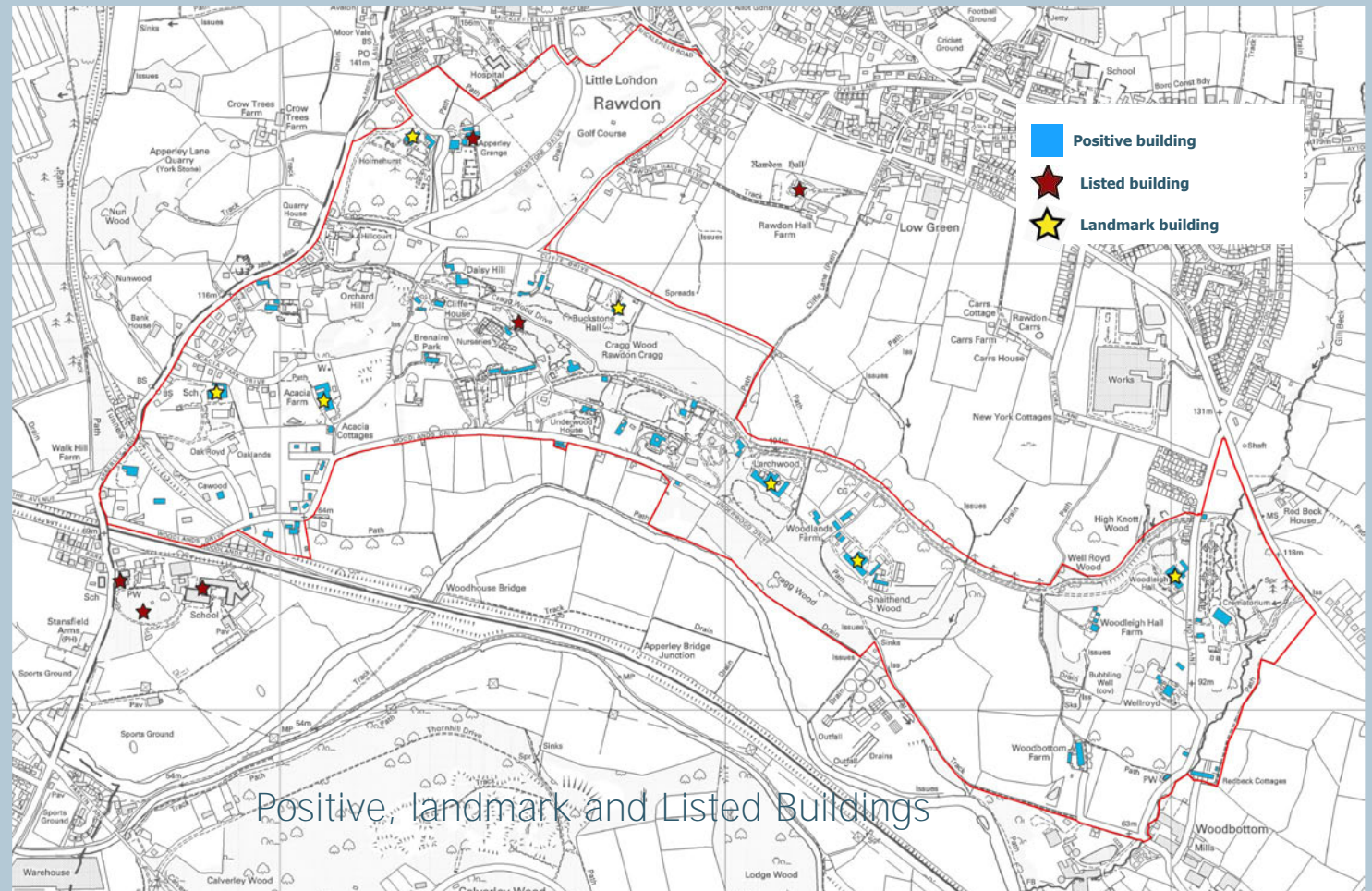
Unlisted structures that make a positive contribution to the character of the conservation area are shaded blue. The contribution may be in one or more of the following ways:

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

Any application to demolish a positive building will require justification taking into account the considerations of The National Planning Policy Framework as well as HE9.4 of Planning Policy Statement HE9.4.

There are also earlier survivals predating this wealthy villa development relating to the historic agricultural character of the area including farmsteads and cottage terraces.

There are only 4 entries for listed buildings of 'special architectural and historic interest within the conservation area. These are all Grade II listed



Positive, Landmark and Listed Buildings

structures and comprise Buckstone Hall, Woodleigh Hall, Ashdown House (Bronte House School) and Dove Cottage incorporating the former Buckstone Cottage.

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

Materials

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

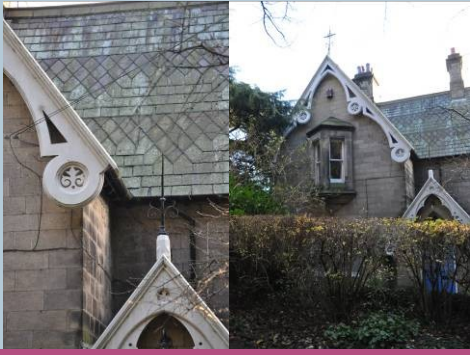
The mid and late 19th century mansions, their lodges and service buildings are also predominantly of local gritstone used as ashlar and squared

and coursed masonry. Roofs are of blue and grey slate. The notable exception is the former Woodlands Convalescent Home built in red brick.

Important architectural groups

The Mansions:

- The high Victorian mansions of Cragg Wood are built in a variety of styles from elaborately detailed Gothic



The villas feature high levels of architectural detail such as this gothic roofscape.



The grade II listed Jacobean Buckstone Hall with elaborate turreted roofscape.



High boundary wall on Apperley Lane, raised in the 19th century.

Revival to Tudor and Elizabethan. Originally family homes to the 'woolocracy' in the main they continue as private dwellings but have been subdivided into apartments.

- These substantial mansion properties are often of two and half or three storeys in height.
- The mansions combine high quality materials and high levels of architectural detail and enrichment. Roofscapes are elaborate with turrets, dramatic gable details, decorative fish-scale slate detailing, ridge tiles and finials, bargeboards and tall, ornate chimneys.

Service buildings:

- The service buildings form an important part of the properties. Stable blocks, coach houses and service yards are all significant elements of the historic built environment. Many are of the same high quality design and materials as the principal houses.

The lodges and boundary treatments:

- The lodges and boundary treatments are the public face of the mansions. The small lodge buildings are of the same highly detailed architectural styles as the main houses and of the same high quality materials. They are small in footprint and of one and a half to two storeys.
- Impressive gateways include elaborate stone gate piers, capstone and finial details with ornate iron gates and railings.

- High Stone boundary walls encircle the former landscaped grounds with vegetation and tree belts behind providing a high degree of privacy.

Public buildings:

- Public buildings constructed during this period are few yet distinctive. They include Rawdon Baptist College (1858-9), Woodlands Convalescent Home (1877) and the Church of Our Lady of Good Counsel and St Joseph (1907-9), all now converted to residential use.
- Rawdon Crematorium built c.1959 is a later positive addition to the east of the conservation area with post war 'Romanesque' inspired architecture.

Infill development:

- Some residential infill development has taken place in the former estate grounds, particularly of the demolished Acacia House. The most successful schemes reflect the ethos of the area consisting of detached houses in relatively large plots of land, retained landscape features and trees and reflected the quality of the surroundings in terms of design and materials.
- At the Apperley Lane end of Woodlands Drive a group of early 20th century Arts & Crafts/Lutchens-esque dwellings is a successful addition to the area.

Earlier survivals:

- Buildings survive that pre-date the mid to late 19th century wealthy villa development. The simple forms and



The 'Romanesque' style Rawdon Crematorium is a positive building from the late 1950's.



Early 20th century Arts & Crafts dwelling.



Acacia Farm agricultural buildings recall an earlier landscape.

Streetscape

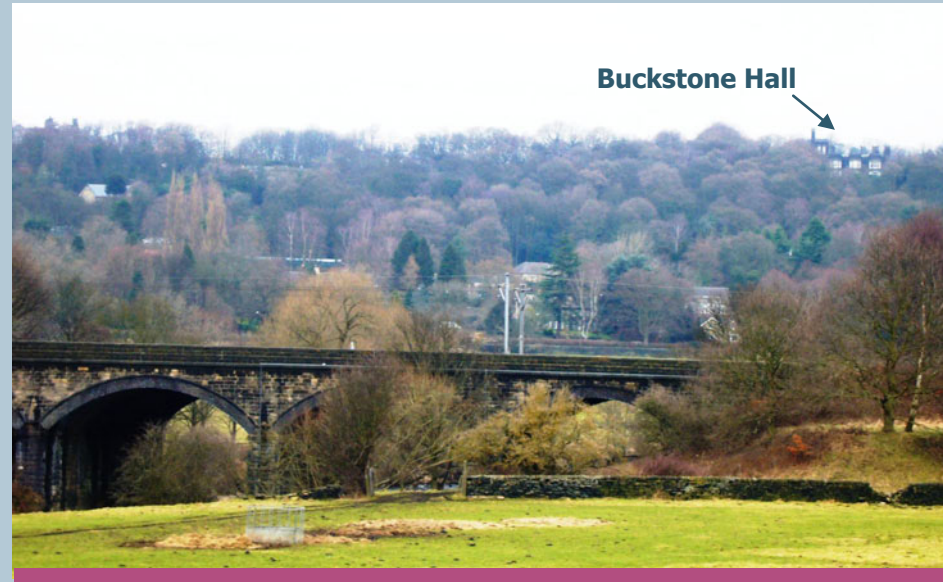
There are few historic streetscape features within the conservation area.

- The survival of historic surfaces, such as York Stone pavements and kerbs, is not a feature of the general streetscape. It is likely that historically roads here were simply metalled without defined pavements.
- Street furniture is kept to a minimum. Some historic elements make a positive contribution to the character of the area such as the 'GR' red post box on Cliffe Drive outside the former Woodlands Hospital.
- The importance of boundary walls and gateways has been discussed in the built environment section. These features form the most important element of Rawdon Cragg Wood's streetscape.

Greenscape

Rawdon Cragg Wood's greenscape features are a dominant part of the area's special character. The trees of the valley-side woodland and the landscape grounds of the villas are important within the conservation area and its wider setting.

- Surviving elements of the landscaped grounds of the Victorian mansions are significant. Garden terraces and circuit walks form part of the designed landscapes with boulders, ferns and flights of steps. The mature trees of the boundary-belt planting, tree-lined drives and ornamental



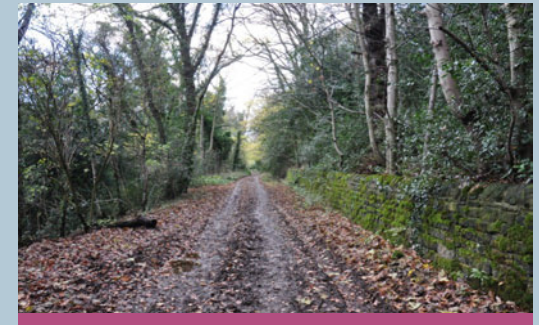
Relationship between roofline and woodland is an important design element. It allows mansions to be viewed from a distance whilst providing privacy to the landscaped grounds.

gardens are a defining feature of Cragg Wood.

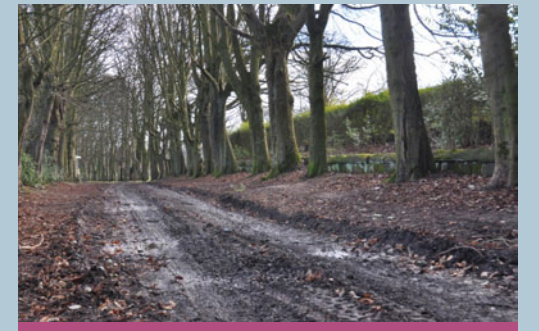
- Rawdon Golf course to the north of the area provides important green space in its self. It also acts as a reminder of the sense of grandeur the larger houses commanded. The former carriage drive of Buckstone Drive previously wound its way through the golf course, evoking the 'parkland setting' and approaches to great aristocratic seats of the nobility.
- The Cragg Woodland that dominates the area recalls the earlier wooded landscape of the area before housing development took place.
- The relationship between roofline and trees is an important design element.

It provides a foil to the gothic detailing, but also allows the house to be on view from a distance, whilst shielding the ornamental grounds from the curiosity of passers-by. The woodland therefore provides both display and privacy. Woodland then, as it does today, provides an enclosed landscape from which scale can be borrowed but also in which views can be internalised for those living there.

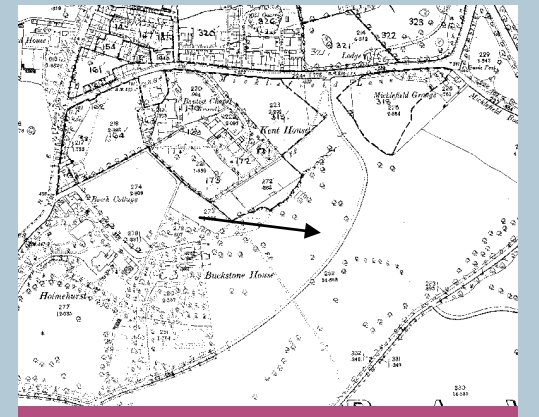
- Open countryside surrounds Cragg Wood providing picturesque views.
- The formal designed memorial gardens laid out at Rawdon Crematorium are a distinctive feature of the conservation area.



Woodland and mature trees from landscaped gardens are a key part of the special character of the area.



Tree lined avenue of Cliffe Drive.



Buckstone Drive shown running through 'parkland', today Rawdon Golf Course. Extract from 1893 OS

Management Plan: Opportunities for management and enhancement

There are a number of features and issues that currently detract from the special character of Rawdon Cragg Wood. Addressing these issues offers the opportunity to enhance the conservation area, while positive conservation management measures will ensure the ongoing protection of the area's special character.

Resistance to inappropriate infill development and loss of garden setting

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

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

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

Sensitive new development in the conservation area

To be successful, any future development within the conservation area needs to be mindful of the character of the area, while being distinctly of its time and addressing contemporary issues such as sustainability. Poorly designed and detailed pastiche development can be as eroding to special character as development that shows no regard for its setting. New buildings need to respond to their setting in terms of urban design - e.g. layout, density and spatial separation, and architectural design - e.g. scale, form, quality of materials and building methods.

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



The new extension to the left of the existing building responds sensitively to its historic setting.

Protecting and enhancing the character of historic buildings

The incremental loss of traditional architectural detailing is an issue and ongoing threat to the character of the conservation area. The replacement of windows, doors, traditional wall surfaces and roof coverings with inappropriate

Successful new development in historic areas will:

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

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

materials and designs negatively affects both individual buildings and the wider streetscape.

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

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

Action: Respect the character of historic buildings by maintaining and sympathetically repairing surviving historic features. The replacement of inappropriate

fixtures, fittings and adaptations is encouraged.

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

Public realm and traffic management measures

To date the management of the public realm and streetscape, including traffic signage and road markings, has generally been sensitive to the special character of the conservation area.

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

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

Tree management

Woodland and the mature trees of the landscaped grounds of the villas and the tree lined avenues form an important part of the character of the area. Conservation area designation affords some degree of protection. However, to ensure that this element of Rawdon Cragg Wood's special character is protected and enhanced a tree strategy should be considered to assess the need for the designation of Tree Preservation Orders (TPOs), replanting strategies and other general tree management issues.

The woodland areas and the tree lined avenues, such as Cliffe Drive, need management. Control of the density of the canopy cover and self-seeded saplings is necessary to maintain the **area's special character and preserve** light levels required for the flowering floorscape species.

Trees provide an important source of urban cooling and help fight the impact of global warming. Their protection and planting is going to be an increasingly **important element in the Council's** approach to climate change adaptation.

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



Management of mature trees and woodland is recommended to protect and enhance Cragg Wood's special character.

Responding to the challenge of climate change

As stated in The National Planning Policy Framework, the historic environment has an important role to play in addressing climate change and this reflects the 'golden thread' of

sustainability contained therein. The retention and reuse of heritage assets avoids the material and energy costs of new development. The City Council encourages home owners and developers to find sensitive solutions to improve energy efficiency. This can be achieved through simple maintenance and repair of properties, ensuring that they are draft free and in good condition, as well as the use of micro-regeneration and energy renewables such as solar panels and wind turbines. Care is required to ensure that such measures do not harm the character of the conservation area.

Action: Ensure the historic environment plays a positive role in addressing climate change.

Ensure that the introduction of micro-generation equipment does not harm the special character and



Solar panels installed sensitively so as not to harm the special character of Cragg Wood.

appearance of the conservation area.

Protect archaeological remains

Archaeological deposits and building archaeology have the potential to provide further evidence of Rawdon **Cragg Wood's origins, development and** evolution.

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

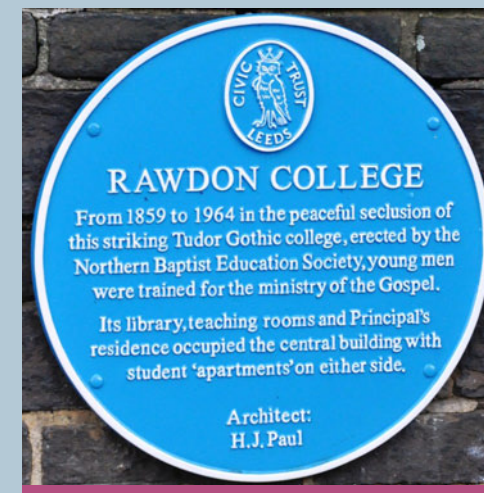
Action: Development should have regard to the archaeological record and where necessary include an element of archaeological investigation and mitigation.

Celebrate and promote historic Rawdon Cragg Wood

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

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

Leeds Civic Trust's blue plaque scheme, as can already be seen at Larchwood — the former Rawdon Baptist College, offers another way of celebrating and promoting the area's interesting historic associations.



Rawdon's former Baptist College is commemorated under Leeds Civic Trust's blue plaque scheme.

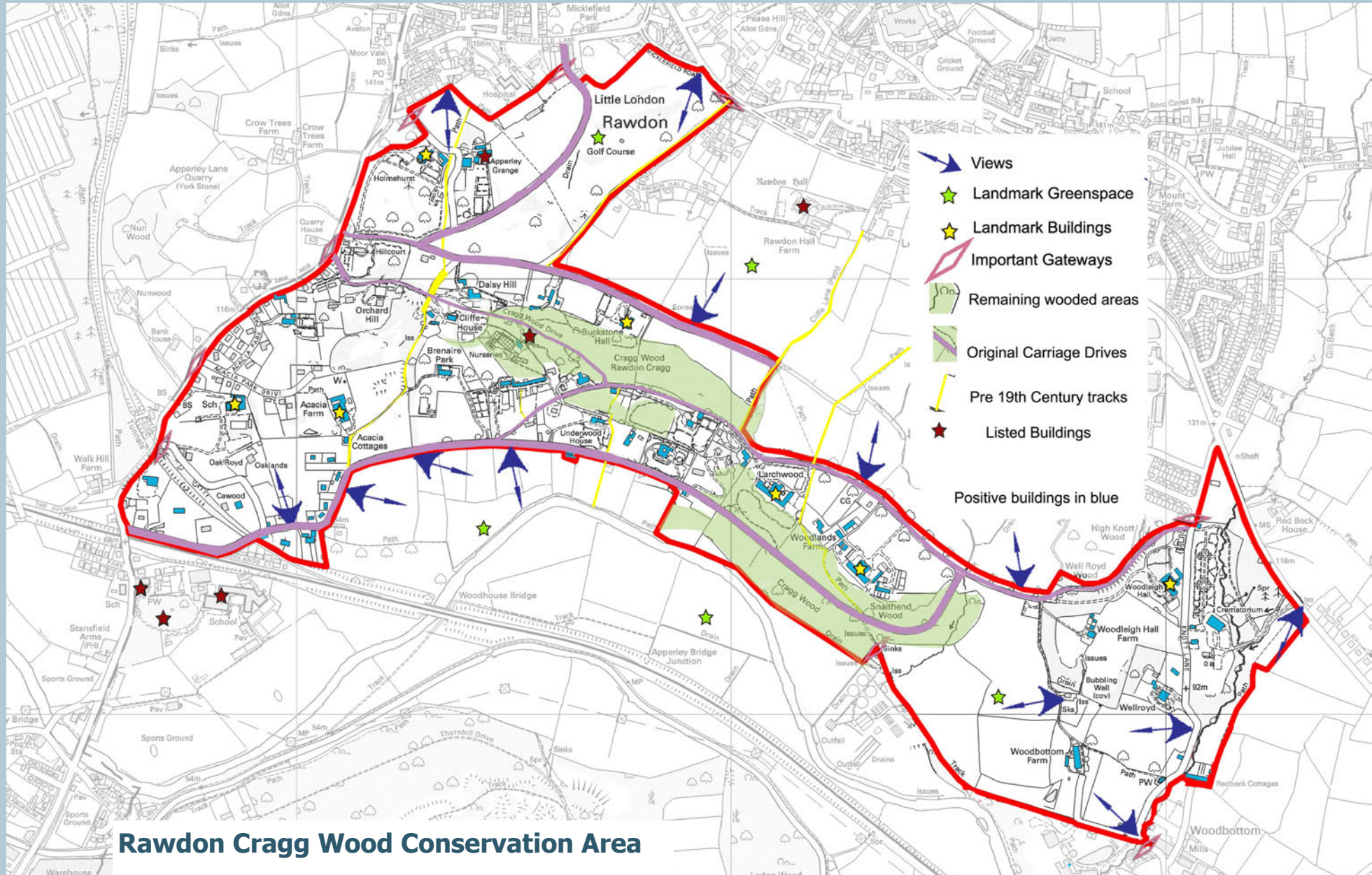
Action: Promote and celebrate the special architectural and historic interest of the conservation area.

Setting of the conservation area

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

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

Character Analysis: *Spatial Analysis*



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Sources of further information

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

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

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

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

West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds LS7 3AP. Tel 0113 214 5814 email: leeds@wyjs.org.uk website: www.archives.wyjs.org.uk

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What is a conservation area?

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

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

What does conservation area status mean?

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

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

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

What is the purpose of this appraisal?

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

It provides a clear understanding of the special interest of Rawdon Cragg Wood by:

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

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

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

Planning policy context

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

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework 2012.
- Leeds City Council, Unitary Development Plan Review 2006, particularly Chapter 5 Environment and Appendices A3 Building Design, Conservation and Landscape Design and A4 Archaeological Policies
- Leeds City Council, Local Development Framework, emerging framework that will ultimately replace the Unitary Development Plan.

Community involvement and adoption.

A draft version of this appraisal went through a public consultation period. A four week consultation period ran from 14 February to 11 March 2011 and included:

- An information mailing sent to all properties affected by the proposed boundary changes.
- Identified stakeholders and interested parties were directly notified.
- The appraisal and relevant response forms were made available on the

Council's website and at Rawdon Library.

- The consultation was advertised by posters placed in the conservation area directing residents towards the information online and at a public venue.

All consultation responses were evaluated and the appraisal was amended where appropriate. The Open Panel report to the Planning Board sets out the comments received and the actions taken as a result. This appraisal was formally adopted following approval at the Planning Board meeting of 25th May, 2012 and became operational as non statutory planning guidance from 8th October, 2012. It is a material consideration in the planning process.

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