



Pool-in-Wharfedale 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.



Pool-in-Wharfedale

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions - 21st September 2009

Summary of Special Interest

The special interest of Pool-in-Wharfedale comes with its retention of an idyllic rural location which is defined by its landscape setting and geographical surroundings.

Positioned on the southern side of the River Wharfe at a strategic crossing point, Pool developed to take advantage of its improved transport links. The development of the settlement between two important road junctions was the first important factor in establishing Pool's special character by way of location. The building and rebuilding of the listed bridge led to the development of Pool from a series of scattered farmsteads and mill complexes into a linear settlement servicing the tradesmen passing through the village, either east-west or north-south. The mid 19th century introduction of the railway caused an expansion of Pool by making it a location for the commuter class of Victorians wishing to live in a rural idyll and work in the hustle and bustle of the local large towns of Leeds, Otley, Bradford and Harrogate.

Views around the Wharfe valley of expansive and open countryside enable Pool to retain significant independence from its surroundings. This independence and the strong core of historic structures help establish Pool's identity and special interest. The historic, architectural and geographical interest of Pool is apparent all through

the village and its periphery and makes it more than worthy of conservation area status.

Summary of Issues

Pool is a village of both architectural and historic interest which is worthy of conservation area status. The proposed conservation area though has been detrimentally affected in the past by some inappropriate development and therefore there is a need for guidance to preserve and enhance the area.

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

- **Impact of heavy vehicular traffic.** Being located on a very busy road, Pool suffers greatly from vehicular traffic. This has an impact on the public realm, raises safety and amenity issues, and creates the problem of structures located near to the road becoming dirty due to exhaust fumes.
- **Inappropriate infill development.** Subdivision of sites and the consequent infill with properties which do not always reflect the historic context of Pool are common in the conservation area.



Aerial view of the Pool in Wharfedale conservation area

- **Inappropriate development affecting important views both towards and away from the Pool conservation area.**

Inappropriate development can take place outside the conservation area and have a negative impact its setting and appearance.

- **Incremental loss of character on terrace rows.**

Pool has many historic terrace properties in important locations which add character to the conservation area. The incremental loss/change of detailing on these rows, usually due to the installation of UPVC doors and windows, can result in the loss of character to the row as a whole, and in turn impact negatively on the conservation area

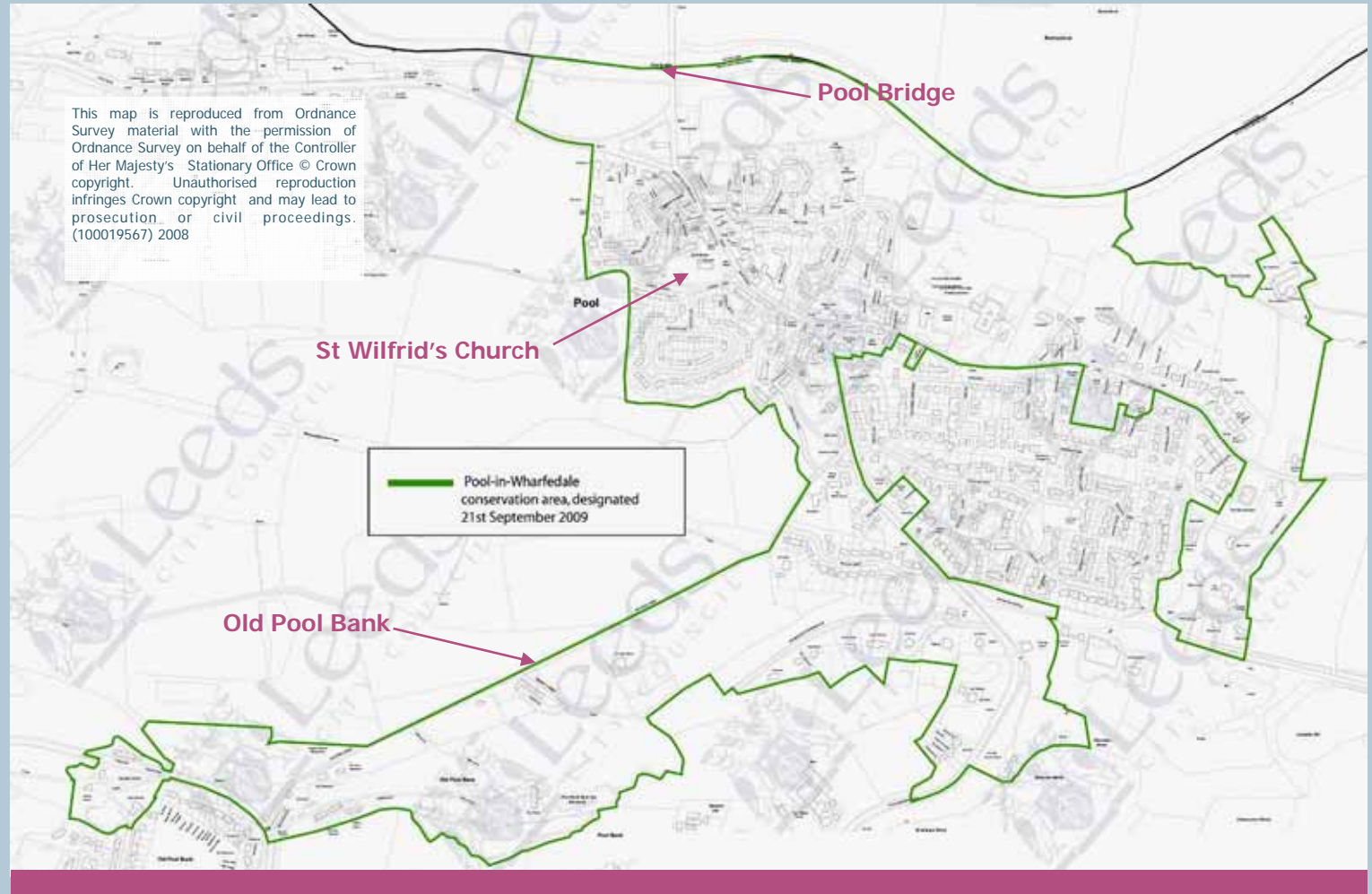
Extent of the conservation area

This conservation area proposal in Pool was designated on 21st September 2009. The document closely follows the framework for an appraisal in the English Heritage document 'Guidance on conservation area appraisals' published in 2006.

The survey work for the appraisal was carried out between April and June 2009 and draws on an earlier study commissioned by Pool Parish Council.



Pool has many historic buildings and historic areas that are important to the appearance of the conservation area.



Extent of the proposed Pool-in-Wharfedale Conservation Area

Current guidance states that conservation area boundaries must be clearly based on analysis of the architectural and historic character of the area. For this reason any boundary must follow the lines of the character areas defined in this appraisal. It would

not be acceptable to include one part of a given character area and not another. Inclusion of a character area within the conservation area must depend on an analysis of its historic importance and significance in the streetscape.

Pool-in-Wharfedale's history began as an independent settlement, the character of which has been retained. Many of the features of the conservation area's long history are apparent today and are enough in number to dominate their surroundings

and ensure its independence from its surroundings.

This appraisal shows why Pool has a special character and appearance which merits designation as a conservation area.

Assessing the Special Interest

Location and Setting

Pool-in-Wharfedale is located approximately 15 km (9 miles) north of Leeds city centre. The area is most readily accessed via the A658 from the north and south, and the A659 from the east and west. The meeting of these two roads in the centre of Pool results in the settlement having a heavy vehicular presence at all times of day.

Pool is located just to the south of the Leeds district boundary and is within the Adel and Wharfedale Ward.

General character and plan form

Pool appears to have originated as a linear settlement leading south from the bridge which was a major crossing point of the River Wharfe. This original settlement is based around Main Street with the major junction of the village being formed from Arthington Lane, Main Street and Pool Bank New Road. The spread of development from this area has slowly encroached on settlements which were once removed from the main core, such as Avenue Des Hirondelles and the Tower Drive.

The general character at present is relaxed and informal when taking reference from the properties and their layout, but the heavy vehicular use of the village gives it a different

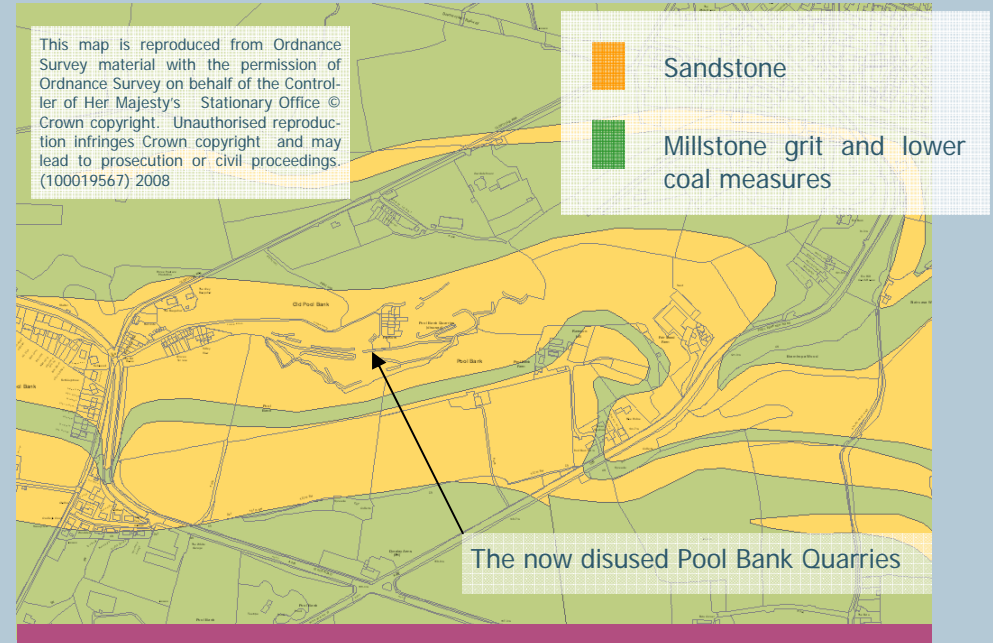
perspective. The village has local amenities with pedestrians being present throughout much of the day. This is complemented by the historic architecture and layout of the village centre, but unfortunately the character is dominated by the heavy road use of the area.

Geology, topography and landscape setting

The conservation area in Pool is located on the south side of the Wharfe Valley. It lies on the valley slope on land between 46 and 165 metres above sea level. Important views towards the northern slope of the Wharfe Valley, and to the higher reaches of the southern slope, are important features of the Pool natural environment. The water sources of the Wharfe and various streams that snake through the village all helped to shape the layout of historic Pool.

Much of Pool is located upon lower coal measures, but the area of Pool Bank Quarry sits upon a vein of the sandstone of which much of the village is constructed.

Set upon a slope of the Wharfe Valley with hills rearing up at all angles, and complemented by roads and properties following the layout of geographical features where they are constructed, leads Pool to be set within a strong and independent landscape setting.



Pool-in-Wharfedale in its wider context

Origins and Evolution

Prehistoric Pool

Fossilised tree remains dating from about 2800 million years ago have been discovered in the Old Pool Bank Quarry. Although there is no known evidence for prehistoric occupation in and around the village of Pool itself, there is evidence to suggest that the area to the southwest of Old Pool Bank was part of what was an area of possibly extensive prehistoric activity. A considerable number of flint tools, including ones potentially dating from the Upper Palaeolithic (30,000 BC – 10,000 BC) were found at Fells Plantation in 1966-7 during forestry work. A flint tool was also discovered in 2000 on Old Pool Bank. Also, further to the west of Pool at The Deals, the upper stone of an Iron Age (800 BC – AD 70) beehive quern was found in a stream bed in 1941. Towards the southern end of Pool, a Roman gold coin of Valentinian I dating to 364-375 AD was found within a residential garden, but no further evidence for Roman occupation has yet been found in Pool.

The Medieval development of Pool

The first documentary evidence for Pool is found in the Early Yorkshire Charters c.1030 as 'on Pofle'. It was later mentioned as 'Pouele' in the Domesday Book of 1086. These early references to Pool would suggest a settlement here from at least the Anglo-Saxon period

(early 5th century-1066). The meaning of the name is not known, however. It may have derived from the Old English word for pebble – 'popul', perhaps with reference to the 'sandy or gravally soil' in the area. Or 'pofel' which is the Old English word for a low lying place.

Pool most likely developed around a historic ford crossing the River Wharfe. This is further suggested by the field name of Rotherford on land between Castley Lane and the Wharfe. The historical route that connected Skipton Castle and Harewood Castle is also known to have run through Pool, parallel with the River Wharfe.

The settlement of Pool was most likely a series of scattered farmsteads around the fords crossing the Wharfe, yet the introduction of early industry to Pool by way of a corn mill, and later the fulling mill and paper mill is likely the original instigation of the growth of Pool. There are historic references in 1586 and 1609, in the Otley Parish register to 'Pool Mill'. The site of this medieval mill (at circa SE 2467 4533) is thought to be in the area between the north of Pool and the River Wharfe, approached via Mill Lane where the field names 'Mill Dam', 'Milthorpe Field' and 'Mill Busk Scar' are found on the Pool tithe award map of 1850. There is also a corn mill and mill dam marked at this location on the 1st edition OS 6" to 1 mile map of 1848 called Poole Mill. This site comprises an intact headrace and partially intact pen-trough, the south wall of the former mill, a wheel pit and the foundations of the mill.



John Warburton's map of 1720 shows Pool, but is evidence that at this time there was no bridge over the River Wharfe.



The remains of the former Pool Corn Mill are an example of the early industry in Pool that may have instigated the area's initial growth.



The White Hart public house is a former farmhouse which highlights the former scattered farmstead arrangement of Pool before its 18th century growth.

There is also a large mill complex to the northwest of Pool, with goits further north between Otley Road and the River Wharfe, although it is not known whether these two are connected. It appears that 'High Mills', may be the same as 'Pool Walk Mill', marked on the 1st edition OS 6" to 1 mile map of 1848, which in turn may have been the mill that was described in the Otley Parish Register as being swept away in September 1673.

Towards the south of the village in the vicinity of Swallow Close, earthworks have been detected from aerial photographs that represent a medieval or post-medieval hollow way and bank. This area now lies under modern housing and gardens and may represent the old road into Pool from the south. Narrow ridge and furrow earthworks dating to the post-medieval period have also been identified in this area and to the west of the village. These all indicate a medieval farming community.

The 18th and 19th century

Possibly the most significant event in Pool's history, certainly significant to its appearance today, was the construction of Pool Bridge in 1754. Built by subscription the bridge replaced the earlier ford crossing. The construction of this bridge appears to have resulted in the development of the village also. Mid-to-late 18th century properties flank Main Street and suggest that the development of the bridge instigated a growth in the village. Yet it could have simply instigated a rebuilding of the

properties due to new found wealth brought by increased traffic through the village. The bridge was soon found to be inadequate for traffic flow on more than one occasion, resulting in its rebuilding in 1801 and again in 1815. The increased traffic, and continued industry and farming would have lead Pool to becoming an increasingly prosperous location in the early 19th century. This can be seen through the development of high status housing and the rebuilding of St Wilfrid's Church.

Although the present St Wilfrid's Church at Pool was built 1838-40, it is possible that this is also the location for another chapel that is known to have existed in Pool in the 17th century. Alternatively, this earlier chapel may have been located at a site immediately to the west of Manor House and St Wilfrid's Church, as indicated by the field name 'Chapel Garth' on the Pool tithe award map of 1850.

The first edition O.S. map of 1848 shows the area of Pool to be little developed regarding domestic properties and is still a more agricultural location. The three inns present by this point suggest people regularly passed through the village.

The domestic development of Pool appears to take place in the mid-late 19th century. This can most probably be attributed to the coming of the railway of Pool in 1865 and Pool's first commuter population. Yet commuting was not the only use of railways at Pool. Stone from Pool Bank Quarry and goods



By the time Thomas Jefferson's map of 1775 was produced the shape of Pool had changed significantly, mostly due to the building of the first bridge in 1754.



The existing Pool Bridge, built in 1754, with alterations in 1801 and 1812. The rebuilding of the bridge would have reflected increased traffic in the area.



The existing St Wilfrid's church, built 1838-40 and replaced an earlier chapel in Pool.

to and from Whiteley's Mill, as well as the movement of farming produce, would have brought prosperity to the area and most likely an increased population. Many of the late 19th century large high status properties that are still extant in Pool today can be attributed to those Victorians wishing to live in the picturesque tranquillity of the Wharfe Valley whilst spending their days working in the hustle and bustle of the larger towns.

A major employer was Pool Bank Quarry. Open as early as 1774, the quarries in Pool provided employment and building stone until closure in circa 1939. The quarry is the reason for the strong stone built character that is still present in much of Pool today. The peak of activity at the quarries was in the early 1900's when over 100 men were employed. This made it the largest industry of Pool-in-Wharfedale.

Modern day Pool

The 20th century led to an increase of the housing stock and more amenity in the village such as the erection of the larger Wesleyan Methodist Chapel on Main Street. Local employment was lost in Pool through the 20th century, due to the closure of Pool Bank Quarry circa 1939 and the closure of the railway in 1965. The population still increased, due to Pool developing into a more commuter location, and due to the increased prosperity of Whiteley's Paper Mill. The Whiteley family was key to 20th century Pool due to influence in

public building, and being an important employer.

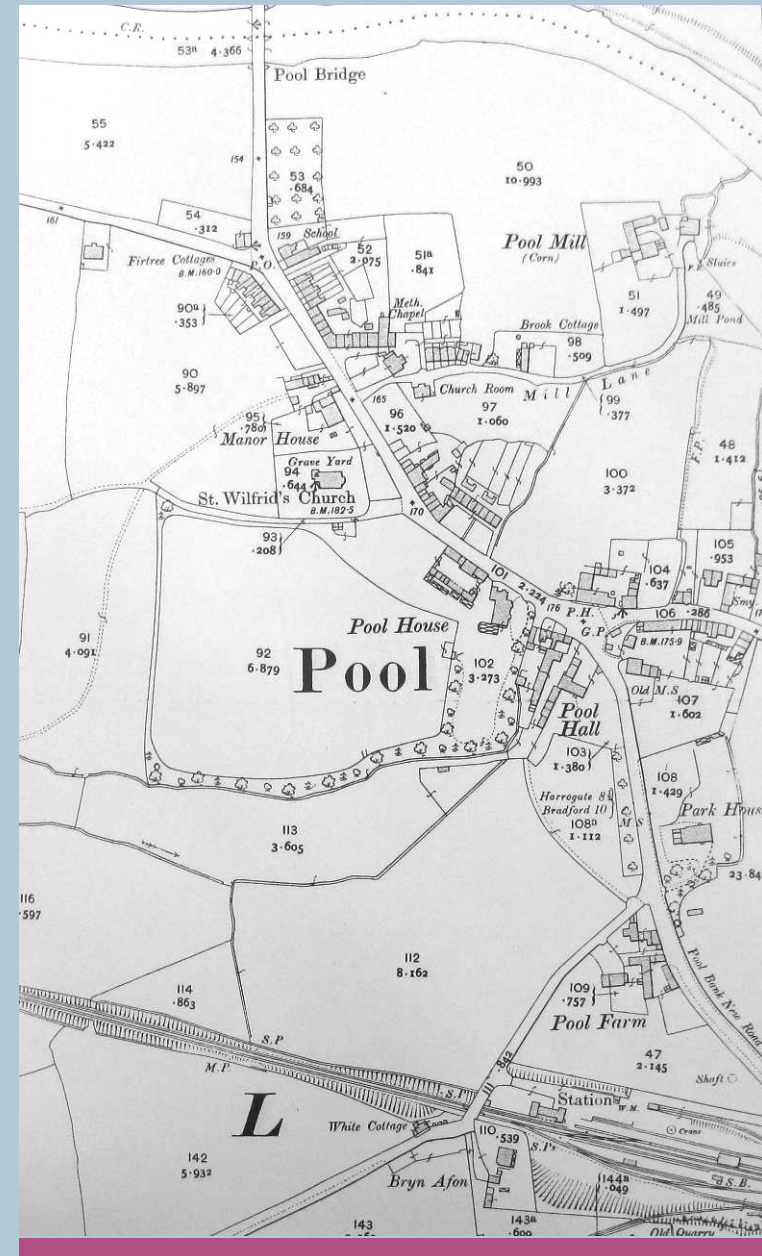
Good road links to Bradford, Harrogate, York and Leeds led to suburban development. It is this character that is apparent today with busy main roads and ever increasing stock of high density housing in the village. Yet the historic and traditional elements of Pool retain a dominance over their more modern counterparts.



The Tower, Arthington Lane. The 19th century saw an increase in higher status houses.



Church Close was built due to demand for housing for employees at Whiteley's Paper Mill.



The 2nd edition Ordnance Survey map of 1888 shows the increased domestic development of the 19th century within the village centre

Character Analysis

Spatial Analysis

Settlement form

The settlement at Pool appears to have originated as a series of scattered farmsteads and small industry, but then developed into a linear settlement along Main Street and Mill Lane by the 18th century. This nucleated form developed further again in the 19th century. Construction of housing along Arthington Lane and Pool Bank New Road led to the village centre moving to the junction of Arthington Lane, Main Street and Pool Bank New Road.

Within the historic core many of the buildings are located at the back of pavement edge, with the exception being the higher status properties of Pool House, The Manor House and Pool Hall. Later 19th century houses were often built in their own plots, some of which were expansive. The settlement of Pool is clearly definable by its streetscape and architecture.

Character of Spaces

Within the historic core of the village the street-fronted properties provide little variation of space within the village centre, though within the conservation area as a whole there is a multitude of variations of spaces.

The village on the whole is quite enclosed, being broken up by the space of St Wilfrid's churchyard, the war memorial garden, Stock's Hill and the space around the primary school. Glimpses into the large gardens of many properties provide a sense of openness, but contrast greatly with the often large and domineering boundary walls. It is when one steps outside the village core that the space becomes more variable. The open space around Pool Corn Mill, the views over the Wharfe of the Wharfe Valley and the steady incline of land towards the undulating landscape of Pool Bank Quarry all add interest and a variation to the character. Open green space and mature tree growth contrast in all these locations.

Key views

Pool can be split up into two very different character areas with regards views. These are the built up core, and the open countryside. Within the village centre high boundary walls and set back properties give few buildings the opportunity to be focal points. Those which have the greatest impact on the streetscape include the dominant White Hart public house and the petrol station located on the junction near the bridge. The most prominent focal point location is the junction of Church Lane and Main street. This pinch point includes St Wilfrid's Church, the War Memorial, and the Church View terrace row, including the 18th Century Half Moon Inn.

Outside the built up core the views are of the surrounding sweeping countryside. No one structure or view dominates, rather the views towards the northern and southern slopes of the Wharfe Valley and the variation of landscape views they bring are most noticeable.

Activity and grain

The majority of the activity in Pool is centred around its domestic/commuter population. The village core does have a large amount of pedestrian, as well as vehicular, movement throughout the day. Pedestrian activity is certainly less common away from the village core and towards the edges of the conservation area.

Pool has a very mixed grain of development within the conservation area. Large high status properties such as Pool House stand close to early terrace rows such as Church View. Moving away from the core the grain of the village changes to more uniform building groups. Arthington Lane and Avenue Des Hirondelles comprises detached large historic housing, whereas the quarry area is made up almost solely of terrace rows which were constructed originally to house the quarry workers.



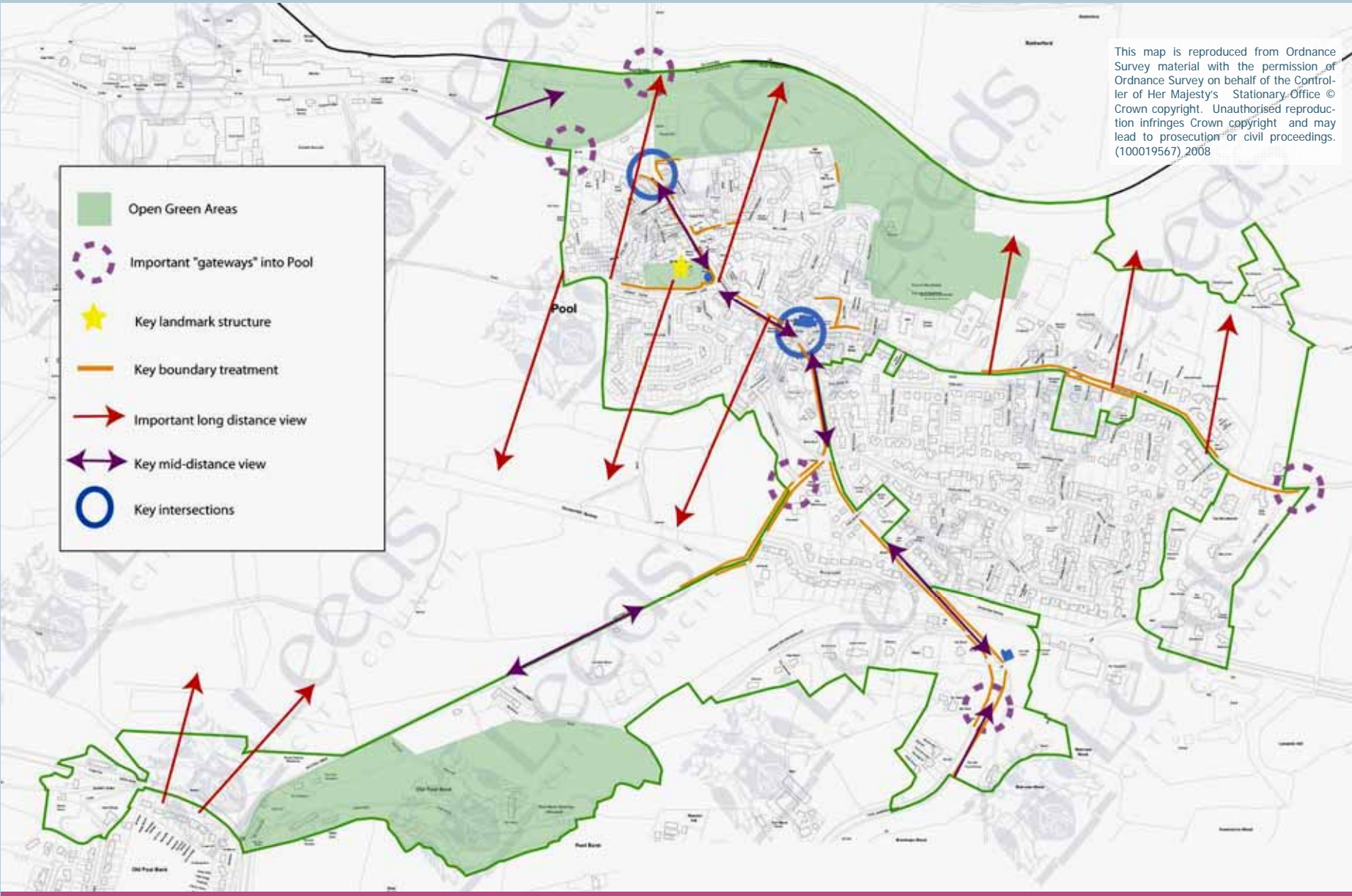
The St Wilfrid's Church spire acts as an orientation point around Pool



Open countryside views surround the conservation area



Firs Hill Court acts as a focal point when entering Pool from the south.



Spatial Analysis map of Pool-in-Wharfedale Conservation Area

Character Analysis

Built Environment

Architectural characteristics

Pool exhibits architectural characteristics that reflect its piecemeal development. Although the palette of building materials remains reasonably consistent the structures themselves are varied. This variety is a dominant feature within Pool's built environment.

Pool's houses are mostly of two storeys, with full-height gables and roof pitches of about 35°-45°. Historic religious buildings are all very conspicuous within the conservation area, yet it is the domestic, and especially the terraced, properties that dominate.

Materials

Pool Bank Quarries provided millstone/sandstone which was understandably employed for the construction of the majority of the buildings in Pool. The dominant roof materials are heavy stone slate and Welsh slate. This variation of traditional material adds interest to the roofscape.

Local details

The detail from one building to another is quite varied. Lower status terrace rows still employing monolithic stone jambs and lintels for doors and windows. This detail is apparent in many of the historic structures and is probably Pool's most distinctive characteristic.

Unfortunately much of the original doors and windows have been subject to UPVC replacement. This particularly has a negative impact on terrace rows where regular fenestration patterns add so much to the character and appearance of the conservation area.



The survival of traditional details, such as here at the Old School House, enhances the character and appearance of the property, and in turn of the conservation area as a whole.



The former Pool Bank Quarries supplied much of the building stone that is so conspicuous to the character and appearance of Pool today.



Traditional windows add value to the character and appearance of historic buildings



Ecclesiastical buildings located within central Pool are one element of the varied architectural palette which is present within the Pool conservation area.



Terrace groups such as Chapel Row (above) dominate much of the central area of Pool conservation area.

Streetscape and public realm

There is a distinctive streetscape within the Pool conservation area. Features which are important include;

- Strong boundary treatments, particularly stone walls and mature hedgerows
- Back-of-pavement edge location of some properties which establishes a strong boundary to the road.
- Mature trees interspersed with the properties add important variation.

Dominant structures such as the White Hart and Pool House interact closely with smaller scale domestic and commercial buildings. Imposing landmark features and significant focal buildings combine with open green areas and the informal layout of Pool's road system to give the streetscape a character indicative of its development and history.

The public realm, however, is inconsistent in its relationship to the built environment. The street lighting on the whole is ordinary and does not respect the historic structures around it, yet cast iron bollards and signposts, particularly those found on the roundabout at Arthington Lane, Main Street and Pool Bank New Road, add value to the streetscape and the conservation area. Street surfacing is again mixed, with some traditional surfacing which has a positive influence.

Greenscape

Trees, gardens and open green space are all essential elements of the Pool Conservation Area.

In central Pool the green space of the memorial garden and the churchyard provides a welcome break in the stone dominated Main Street and adds value to the streetscape as a whole. This is also the case for Stock's Hill opposite the White Hart.

Mature trees are common throughout the village centre and give a distinctly rural feel. In many cases the mature trees dominate the streetscape where properties are set back from the road.

Many properties have large front gardens, which often provide glimpses into green space. The greenscape of Pool though is dominated by the expansive countryside into which it is situated. Arthington Lane and Mill Lane provide views into the countryside from an area which is relatively well developed, yet within walking distance of the village core are areas such as Old Pool Bank and Otley Road which give the impression of a location which is significantly rural.

The two most important green spaces within the conservation area are Pool Bank Quarry and Tower Drive. Tower Drive is a mature green space providing access to housing. The planting and cultivation of this area is in line with the high status of its houses, both historic and modern. Being a private road



Pool House and surrounding mature trees have a positive impact on the streetscape character of the conservation area. The inconsistent public realm is noticeable when comparing the cast iron bollards and the fencing on the opposite side of the road.

though Tower Drive has little impact on the conservation area as a whole.

Finally the mature woodland which now covers the area of former Pool Bank Quarry is important to the character and appearance of the conservation area. It provides Pool with a wildlife location distinct from the surrounding area. Within walking distance from the village centre, this green space is important to both the history and present character of Pool.



Street-fronted properties and mature boundary walls create a strong streetscape within Pool.



Mature trees are dominant within the streetscape of Arthington Lane



Mature growth and planting on Tower Drive add a strong green value to the conservation area.

Character Analysis

Character Areas

There are sub-areas within the proposed conservation area known as “character areas”, the boundaries of which are often blurred but nonetheless have distinct qualities. The areas have different spatial characters and distinct form and functions generated by their uses. Unifying the character areas is a shared sense of history and connectivity to one another.

Pool-in-Wharfedale conservation area is not a uniform area. As set out earlier, it developed at different periods in history and contains different types of buildings and spaces.

Five character areas have been identified within the Pool conservation area. They are;

- Character area 1 - **The Historic Core**
- Character area 2 - **19th Century Villas**
- Character area 3 - **Pool Bank Quarries**
- Character area 4 - **20th Century Housing**
- Character area 5 - **Wharfe Valley**



Positive buildings

On the individual character area maps buildings coloured green make a positive contribution to the character of the area. This contribution may be in one or more of the following ways:

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

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

Character Analysis

Character area 1- The Historic Core

This area includes Main Street, Mill Lane and the junction of Main Street, Pool Bank New Road and Arthington Lane. It is most important at establishing the early Pool character and appearance.

Key characteristics:

- Buildings generally front onto main streets but variation is present and many historic structures face away from the road.
- Fine-grained built form
- Variety in size and status of buildings with a mixture of high status 18th century, terrace rows and municipal structures.
- Coursed sandstone and Welsh slate/stone slate roofs are the predominant building materials
- Ornate detailing present on many detached buildings, with monolithic jambs and lintels present on the majority of window and door openings.
- Domestic structures generally of two storeys with a pitched roof.
- Traditional window and doors add value to the conservation area.

Key ways to retain character:

- Continued use of regularly coursed sandstone as predominant walling material

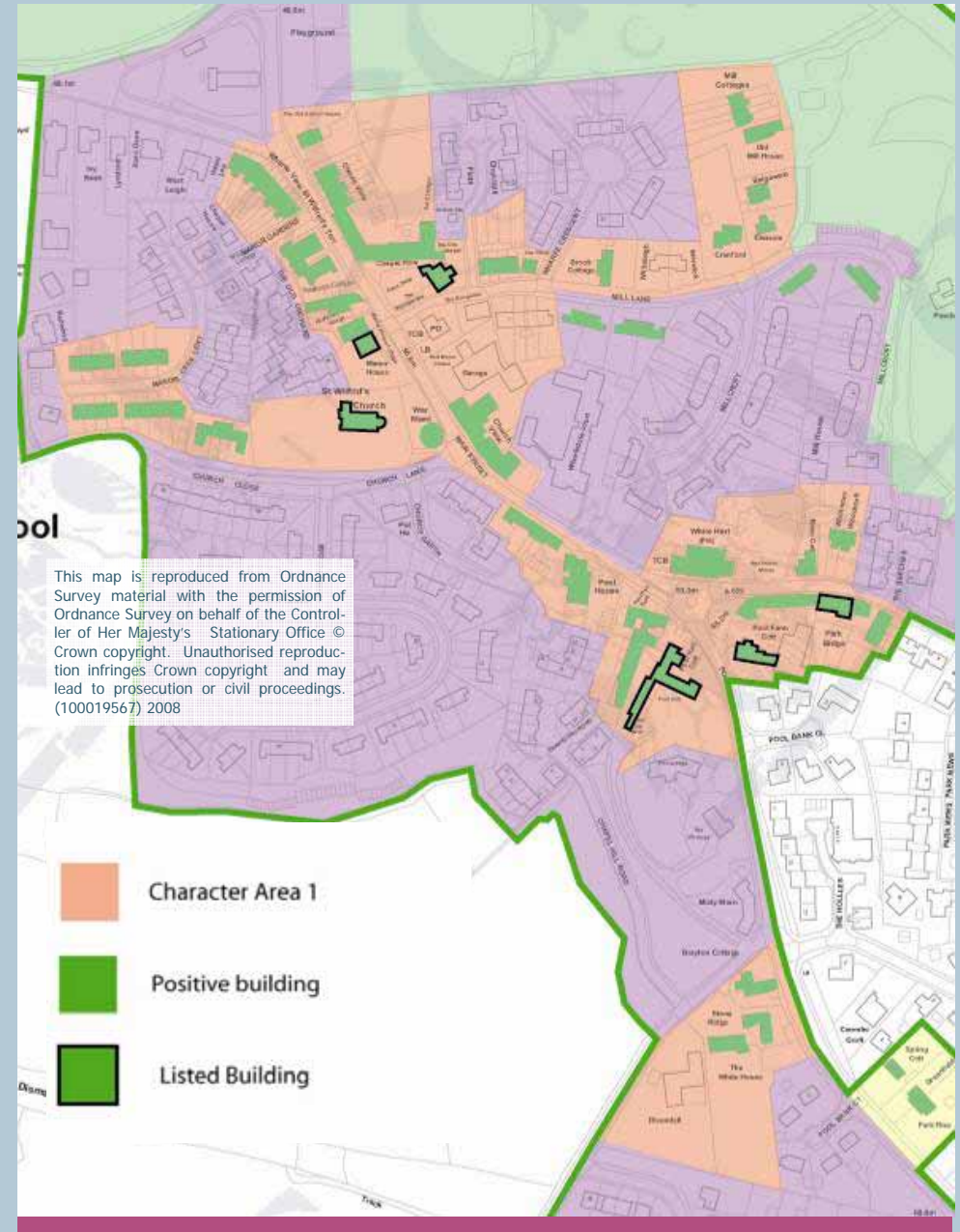
- Retention of formal built form. With a mixture of two-storey terrace and detached properties.
- Retention of slate roofs, chimney stacks and pots, and traditional doors and windows.
- Retention of formal layout of buildings and streets, though all properties built directly onto the street should be orientated to face them.
- Retention and reinforcement of fine grain of built form



Penndene is an example of the high status historic architecture which is present on Main Street.



18th/19th century terrace rows are common within this area.



Map showing Character Area 1-The Historic Core

Character area 2- 19th Century Villas

This character area encompasses the two main areas of mid to late 19th century growth in Pool which were Avenue Des Hirondelles and the eastern extent of Arthington Lane (including Tower Drive).

Key characteristics:

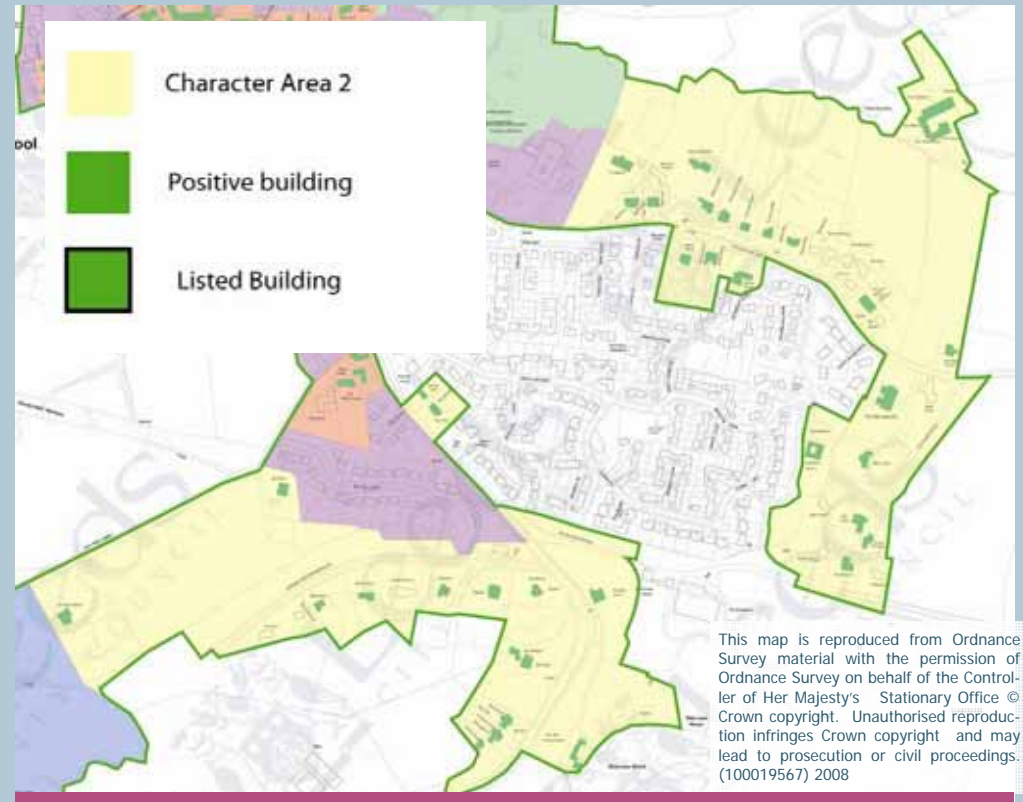
- Buildings generally face the main streets but variation is present and some historic structures face away from the road.
- Properties set within large expansive grounds with large spaces in-between the properties.
- Generally large detached and semi-detached buildings of two-three bays.
- Coursed sandstone and Welsh slate/stone slate roofs are the predominant building materials. Brick, including white brick, are also present and add variety to the area.
- Ornate detailing present on many buildings. Monolithic jambs and lintels present on the majority of window and door openings. Bay windows and half-timbered gables are common on late Victorian and Edwardian properties. Chimneys are important roofscape features.
- Domestic structures generally two storeys with a pitched roof.
- Strong and traditional boundary treatments, particularly tall stone walls and mature hedgerows.

Key ways to retain character:

- Use of sandstone as predominant walling material, but also the allowance of traditional brick sporadically.
- Use of traditional materials and architectural details identified in key characteristics on all new build properties (such as chimneys).
- Retention of formal built form. With a mixture of semi-detached and detached properties.
- Retention of original plot sizes, with subdivision of plots avoided.
- Retention of slate roofs and chimneys.
- Retention of formal layout of buildings, though all properties built adjacent onto the street should be orientated to face them.
- Retention and reinforcement of fine grain of built form.



The mid-late 19th century properties in this character area exemplify a period of growth in Pool's history



Whitegates and Kepstorn House employ an unusual white brick which has a very positive impact on the character area.



The majority of high status domestic properties built along Arthington Lane were set into large plots and had ornate detailing applied

Character area 4- 20th century housing

With a strong variation in character and appearance, the 20th century housing areas share a distinct suburban appearance that unites them into a single character area.

Key characteristics:

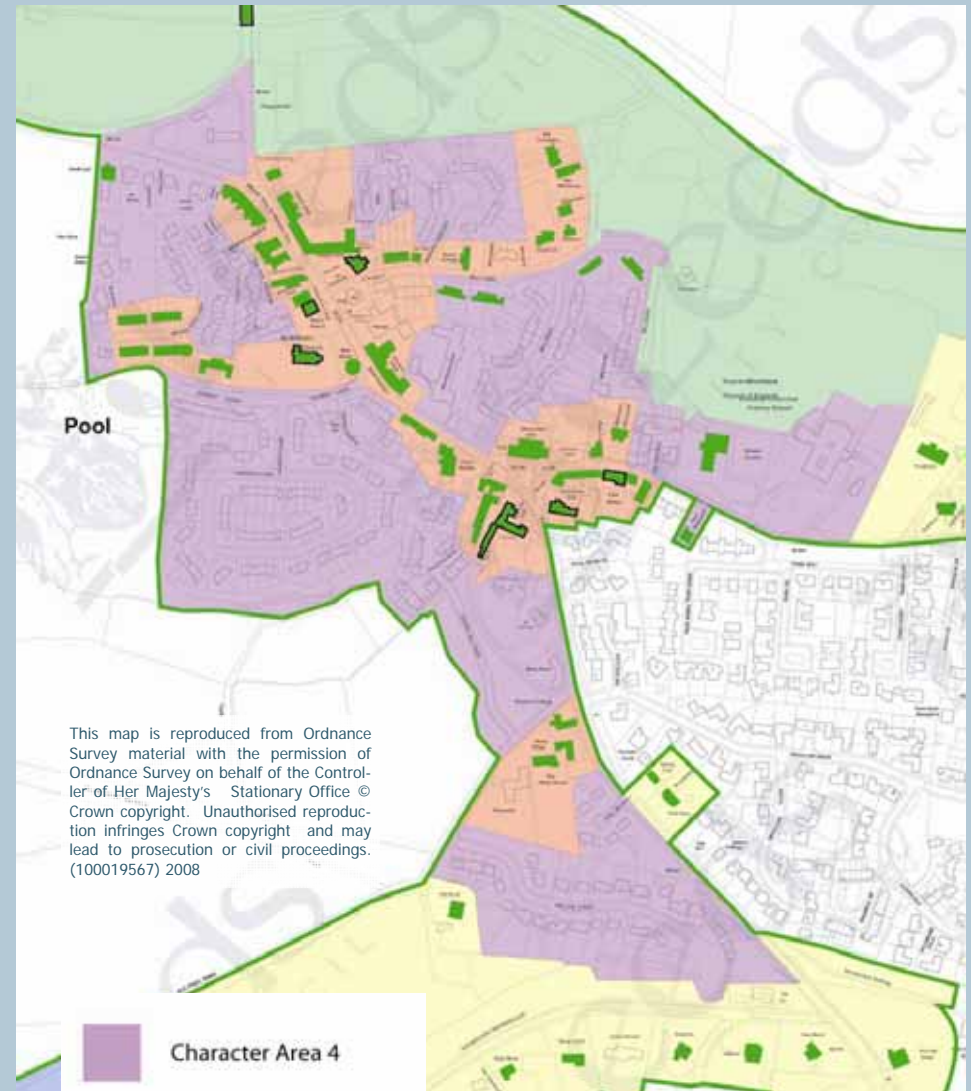
- The most positive feature of this development lies in its discreteness. Many structures use a palette of neutral materials and have little impact on the historic environment.
- The houses are a mixture of terrace, detached and semi-detached properties.
- The two-storey scale and one-bayed layout of the properties are consistent with the historic positive character of the area.
- Negative characteristics are the high density cul-de-sac style developments.
- Traditional timber windows and doors add value to the character area. As to be expected there is a high level of UPVC in the area which has a detrimental impact on the character and appearance of the area.

Key ways to retain character:

- Use of coursed sandstone and slate roofs as predominant walling material for any new developments.
- Retention of historic boundary treatments including walls and mature hedgerows. Any new boundary treatments should also employ sandstone and/or hedgerows and be consistent with the positive boundary treatments already 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.
- Less emphasis on cul-de-sac development.
- Retention of mature trees where present.



The Memorial Hall is a positive building with this character area and has a strong impact on the appearance of the area.



Character area 5- Wharfe Valley

This area firstly acts as an important buffer zone between Pool and the River Wharfe. It also contains important recreation space and is very important for views into and out of the conservation area.

Key characteristics:

- Open green space accessible from central Pool.
- Area for recreational use which adds a variation to the character of the conservation area.
- Historic architectural features, such as the listed Pool Bridge and the remains of Pool Mill industrial works.

Key ways to retain character:

- Emphasis on retention of green space due to the protection it affords views into and out-of the conservation area.
- Protection and retention of important historic features such as Pool Bridge and the mill race and other works associated with the former Pool Corn Mill.
- Protection of views toward Pool Bridge from open and recreational land.
- Continued use as recreational land.



The green buffer zone protects important views towards the edge of the conservation area and beyond, such as views towards the listed Pool Bridge.



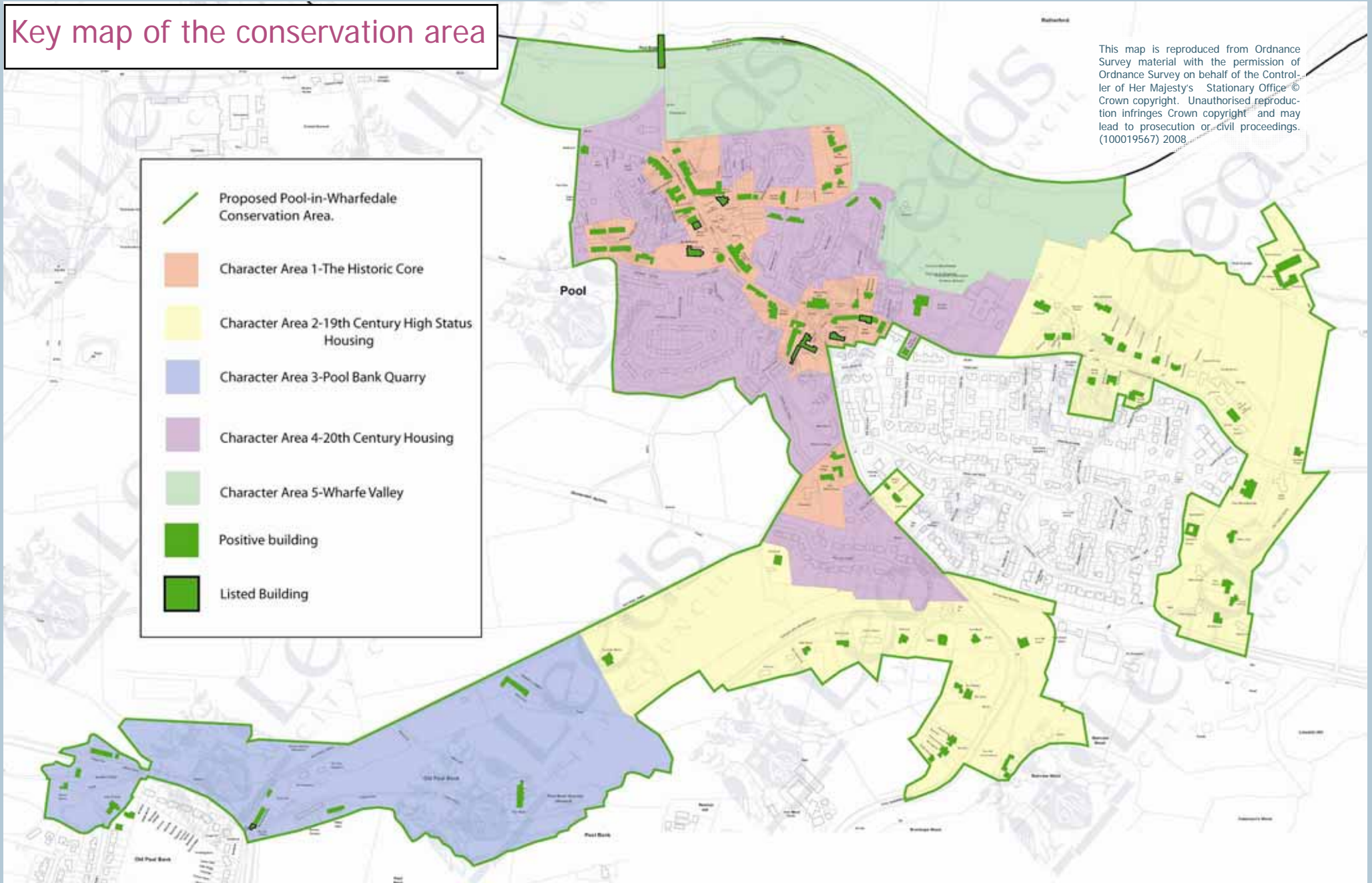
Historic archaeological features, such as the remains of the Pool Corn Mill complex are also important in establishing the character of the area.



Key map of the conservation area

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (100019567) 2008

- Proposed Pool-in-Wharfedale Conservation Area.
- Character Area 1-The Historic Core
- Character Area 2-19th Century High Status Housing
- Character Area 3-Pool Bank Quarry
- Character Area 4-20th Century Housing
- Character Area 5-Wharfe Valley
- Positive building
- Listed Building



Management Plan- Opportunities for management and enhancement

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

Sensitive new development in and adjacent to the conservation area

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

A particular threat is the tendency for new build to be of suburban form and design, executed in materials of lower quality than the surrounding positive buildings. Equally, poorly designed and detailed 'pastiche' development can be as eroding to special character as development that shows no regard for its setting. Pool has suffered in the past from development not relating to the character and appearance of the historic environment. This should be avoided in

the future so the character of the area is not further eroded.

Successful new development in historic areas will:

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

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

Action:

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

Resistance to inappropriate forms of infill development

Conservation areas in general are sensitive to forms of inappropriate infill development and subdivision of plots and Pool is no exception to this. Often the infill does not take into account the scale, massing and proportion of structures in the area. Spaces between the structures are also important. All of these criteria are important in



Any new developments should preserve or enhance the existing character and appearance of the Pool conservation area.

maintaining the character of the area. The failure to ensure that these characteristics are upheld can result in developments that will have a detrimental affect on the character and appearance of the conservation area.

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

Boundary Treatments

Pool-in-Wharfedale, due to its layout and historical context, is particularly at risk from the negative effects that can be caused by inappropriate boundary treatments. All boundary treatments should be sympathetic with those in existence, and those which add character to the area.

Action:

New boundary treatments within Pool conservation area should be consistent with the traditional nature of those in existence. Positive boundary treatments will be valued and retained where possible.

Development affecting the setting of the conservation area

It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be detrimentally affected by inappropriate placed 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:
The impact of developments outside the conservation area that might affect the character and appearance of the conservation area should be considered. This will ensure the character and setting of the conservation area is not compromised.

Public realm enhancements

When resources are available a specifically funded streetscape audit and rationalisation of existing signage, road markings and street furniture would provide the opportunity to clear the streetscape of unnecessary clutter. Redundant and duplicate items could be removed, and consideration given to the sensitive design, siting, scale and grouping of fixtures, fittings and markings.

Particular issues that could benefit from enhancement include:

- Appropriate treatment for street furniture, such as painting streetlights and bollards black (as covered by current council policy).
- The sympathetic development and enhancement of surface treatments on public highways, particularly paths. The surfacing of some areas of the public highways could be improved. Inconsistent and patchy surfacing, as well of areas of disrepair are inappropriate to a conservation area.
- Increase number of street trees when services and budgets allow.
- More discrete public realm such as smaller traffic signs and paler and narrower yellow lines when they are due for renewal.
- Ensuring all public realm is consistent and uniform.

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

- **Making sure the siting and design of road signs and street furniture in the conservation area should have regard to current English Heritage "Streets for**



Sympathetic areas of public realm exist in Pool. The consistent use of appropriate public realm would improve the character and appearance of the conservation area, as can be seen above at Stock's Hill.



Main Street, Pool is the part of the conservation area which could benefit the most from sympathetic public realm enhancement.



It is important that any development that might have an impact on views towards and away from a conservation area are considered from a conservation perspective.

All" guidance (see references).

- Retain historic paving in the conservation area and restore where appropriate and when possible.
- Ensuring that street lighting respects the historic streetscape and proportions of buildings.

The impact of heavy traffic on the conservation area

Pool-in-Wharfedale is located on the A658 (running north-south) and the A659 (running east-west). These two roads are very busy with traffic coming from large towns such as Leeds, Bradford, York and Harrogate, and also due to traffic travelling toward/away from the A1 and traffic travelling to and from Leeds/Bradford Airport. This in turns makes Pool extremely busy with not just commuter traffic, but also heavy good vehicles, as well as the farm machinery which can be expected in such a rural location. With traffic often travelling above the speed limits the area can be dangerous for pedestrians. This poses a question of how to balance between sympathetic conservation area practice and ensuring safety by adequate road signage, traffic calming measures etc.

Action:

If further traffic calming is deemed appropriate for the conservation area it should be ensured that

installations are sympathetic and in-keeping with a conservation area, whilst still have a positive effect on the traffic management of the area.



Example of the heavy traffic that goes through Pool and has a significant impact of the character and appearance of the conservation area.

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

The incremental loss of traditional architectural detailing is an issue which occurs heavily within the Pool Conservation Area. Replacement of windows, doors and roof coverings with inappropriate materials and designs, is negative and affects individual buildings and the wider streetscape. This cumulative change is particularly noticeable in the terrace rows where the original uniformity has been weakened, the impact of which can be seen most clearly on the focal point



Inconsistent detailing on terrace rows can lead to an incremental loss of character within a conservation area, and so can have a detrimental effect on its character and appearance

Main Street terrace rows such as Church View.

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

By encouraging the protection of surviving historic detail and the reinstatement of appropriately detailed fittings in the defined positive buildings,

the character of the conservation area can be further enhanced.

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



Pool has an abundance of trees, the management of which is important to the character and appearance of the conservation area.



The historic Pool Corn Mill complex is an area of archaeological importance which is worthy of protection and interpretation.

Tree management

Trees form an important part of the character of the area, particularly in the church yard and the many mature gardens. Conservation area designation affords some degree of protection. However, to ensure that this element of Pool's special character is protected and enhanced a tree strategy should be formulated to assess the need for the designation of more Tree Preservation Orders (TPOs) and general tree

management issues if further required. A replanting strategy should also be considered in order to manage the impact of the loss of trees once they reach the end of their natural life.

Action:
Consideration should be given to formulating a tree strategy to protect and enhance the Greenscape.

Protect archaeological remains

The main areas of archaeological significance where one would anticipate archaeological below ground recording being required either in advance of or during any development would be the site of the corn mill and the possible sites of the demolished 16th-century chapel. The village on the whole is

historic enough to require archaeological consideration even on small scale development.

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

References

Sources

Caffyn, L. (1986) *Workers Housing in West Yorkshire 1750-1920* London

Laurence, A. (1986) *A History of Pool Paper Mills*

Lazenby, P. (2008) *The Story of a Small Yorkshire Dales Village*

Pevsner, N. (1974) *West Riding of Yorkshire* London

Thornborrow, P.H. (2005) Conservation Area (CA) Assessment: Pool-in-Wharfedale (not adopted).

Policy and strategy documents

Cabe and English Heritage, 2001, *Building in context*

Department of Culture, Media and Sport, 2007, *Heritage Protection for the 21st century*

Department of the Environment, 1990, *Planning Policy Guidance 16: Archaeology and Planning*

Department of the Environment and Department of National Heritage, 1994, *Planning Policy Guidance 15: Planning and the Historic Environment*

English Heritage, 2006, *Guidance on conservation area appraisals*

English Heritage, 2006, *Guidance on the management of conservation areas*

Government Office for Yorkshire and the Humber, 2008, *The Yorkshire and Humber Plan. Regional Spatial Strategy to 2026*

Land Use Consultants, 1994, *Leeds Landscape Assessment*.

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

Map sources

1850 – Ordnance Survey 1:10,000

1893 – Ordnance Survey 1: 2,500

1908 (surveyed 1906) – Ordnance Survey 1: 2,500

1938 – Ordnance Survey 1:10,000

1956 – Ordnance Survey 1:10,000

Internet sources

Access to archives - www.a2a.org.uk

English Heritage Images of England, listed building photographs and descriptions -

www.heritagegateway.co.uk

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

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

Acknowledgements

- West Yorkshire Archaeological Advisory Service (WYAAS).

- Pool Parish Council
- Pool Memorial Hall
- Mrs Pat Lazenby

The funding for the production of this document was made available through the Outer North West Area Committee of Leeds City Council with the support of the Adel and Wharfedale ward councillors.

Where to find out more

Local sources are:

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

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

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

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

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

Copyright

The maps are based on Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution and/or civil proceedings. The map data, derived from Ordnance Survey mapping, included within this publication is provided by Leeds City Council under licence from the Ordnance Survey in order to fulfil its public function to publicise local public services. Leeds City Council Licence No. (100019567) 2008.

Finding Out More

What is a conservation area?

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

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

What does conservation area status mean?

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

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

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

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

What is the purpose of this appraisal?

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

It provides a clear understanding of the special interest of Pool-in-Wharfedale conservation area by:

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

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

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

Planning policy context

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

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

Community involvement and adoption

This draft version of this appraisal went through a 5 1/2 week public consultation process, which included;

- Identified stakeholders and interested parties being directly notified

- The appraisal and response form being made available through the Council's website
- The consultation being advertised with a leaflet drop to all residences in the conservation area.
- Posters were placed around the conservation area directing residents towards the information at the public display in Pool Memorial Hall.
- The consultation was placed on Leeds City Council's 'Talking Point' public consultation system.
- Press releases were distributed, and appeared in local press.
- Two public drop-in meetings were held.

The consultation responses were evaluated and the appraisal was amended in light of comments received if it was deemed appropriate. This document was approved at the Leeds City Council Planning Board meeting in August 2009, with the document becoming a material consideration when applications for change within the conservation area or its setting are considered by the Council from 21st September 2009.