



Thorner 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.



Thorner

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions-12th January 2009

This appraisal shows why Thorner has a special character and appearance that merited designation as a conservation area in 1970. It 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 July and September 2008.

Summary of Special Interest

Thorner represents the small rural and previously industrial settlement which was once indicative of much of West Yorkshire.

With early Medieval origins, and developments into a more gentrified location, Thorner still retains the feel and character of a village that is independent and now quite remarkable within Leeds.

The settlement is possibly the first independent location to the north east of the urban sprawl of Leeds, helping Thorner form a gateway into the surrounding countryside of Leeds, and also a gateway into the past.

Long plots, back lanes and stone properties highlight Thorner as an almost intact rural settlement of farming origins. The fact that farming is little practised within the village does not



Aerial view of the Thorner conservation area

detract from the natural feel and rustic nature of Thorner.

History, architecture, the surrounding countryside and the character of space within the conservation area are all elements of Thorner that help to shape its distinctive character, one that is well worthy of protection.

Summary of Issues

Thorner is vulnerable to a number of issues that threaten conservation areas. These issues can be summarized as;

- Subdivision of plots and loss of natural and historic environment through infill housing and development.
- The use of inappropriate and insensitive design and materials
- The loss of detailing on existing historic properties.
- Some poor public realm works (i.e. street furniture and highway signage).



Looking east along Main Street

Extent of the Conservation Area

Thorner has a long history as an independent settlement which has withstood being absorbed into the greater urban area of Leeds. Many of the features of the village's long history are apparent today and give the area an environment that retains its independence as an idyllic countryside location.



The conservation area was reviewed in 2008 as the boundary first designated in 1970 was tightly drawn around the village core and current practise is to recognise the value of other parts of settlement. This helps to establish a fuller character of the area.

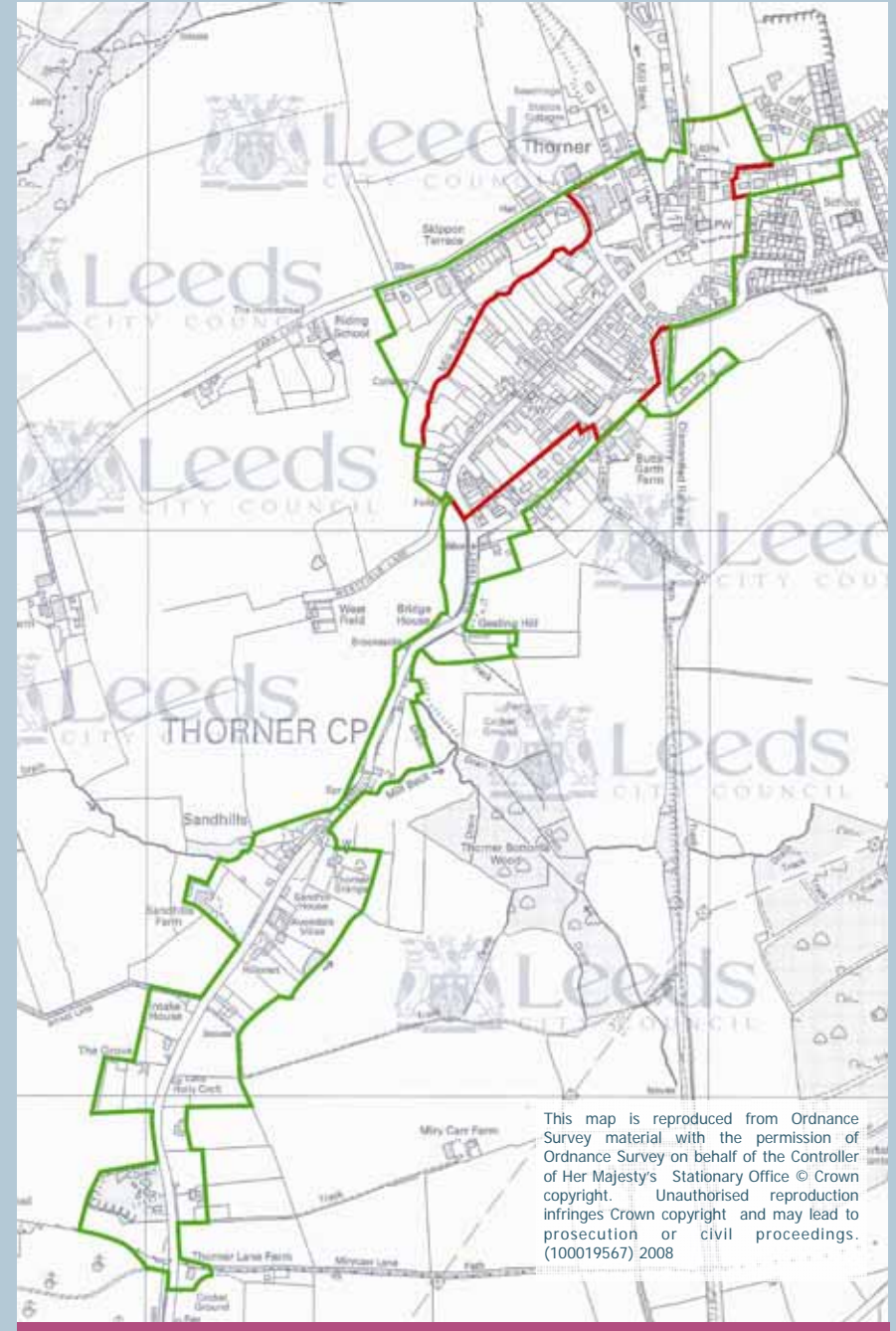
Current guidance is that conservation area boundaries must be clearly based on analysis of the historic character of the area. For this reason any boundary revision must follow the lines of the character areas defined in this appraisal. It would not be acceptable to include one part of a given character 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.

Each of the three character areas set out in this report are of sufficiently high quality and historic significance to be included in the conservation area.



Skippon Terrace and the converted Methodist Church

-  Previous conservation area boundary designated 1970
-  Thorner conservation area boundary designated 12/1/2009



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Assessing the Special Interest

Location and Setting

Thorner conservation area is within the Harewood Ward of Leeds, and is located to the north east of the city centre, and is seated between the major A58 and A64 roads.

The emphasis of the conservation area is the historic village core, centred around Main Street, though back lanes to the north and south of this, along with the extension into the Sandhills area to the south, add variation to its character.

General character and plan form

There is still evidence today of a nucleated centre of Thorner, which was once around the church area. Leading off from here in a south westerly direction is Main Street. Roughly running parallel to Mill Beck, it is the linear nature of this street that provides the backbone of Thorner.

On plan form Thorner is not untypical of a rural village, and is better preserved than most. The occurrence of a main central street, flanked either side by parallel "back lanes" is quite common. Development around this core stretches eastward and southward. This development is still comfortably within the character of the village, whilst not detracting from the historical centre.

Geology, topography and landscape setting

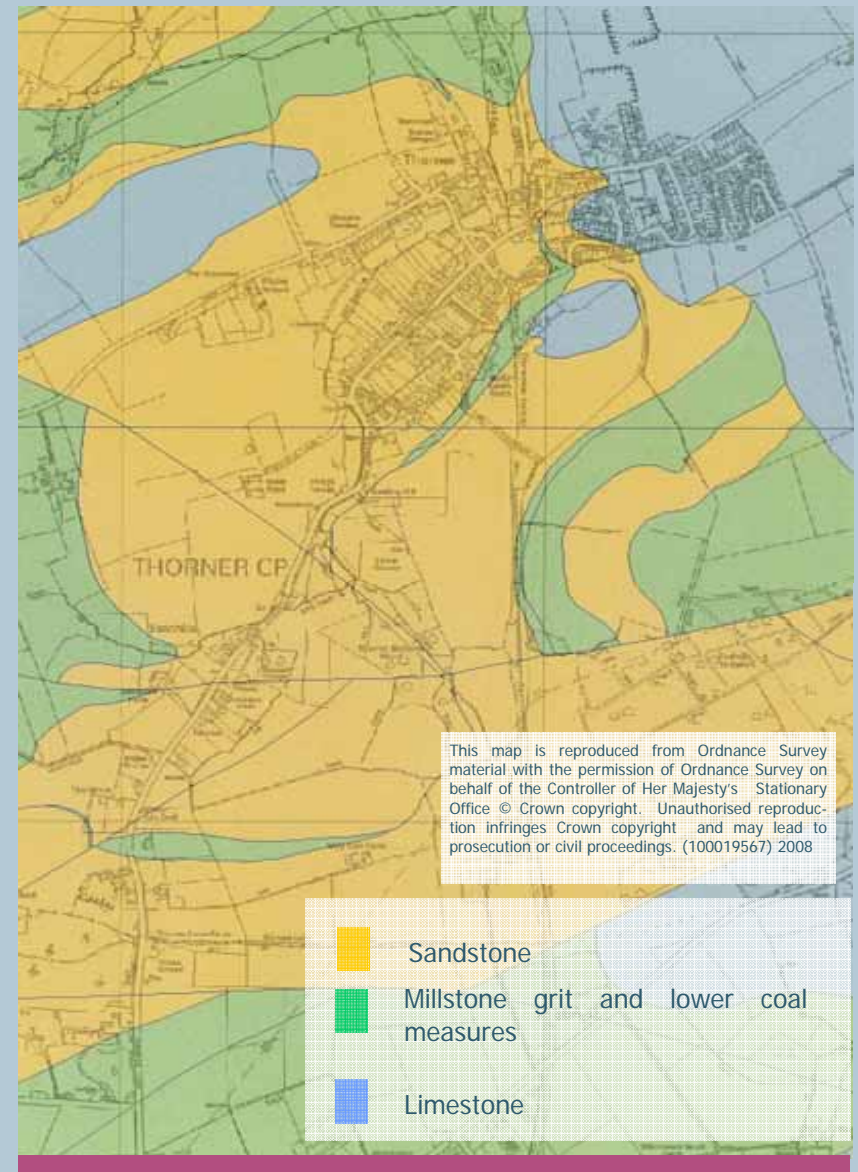
Thorner is seated in an undulating farmland of ridge and valley. The slopes around the village core are conspicuous in the distance and dominate views out of the conservation area.

The conservation area is located on a variation of solid geology. The western half of the village is located above a rough sandstone formation, and with this comes ridges and valleys. The eastern edge is on limestone, this landscape being flatter and more suited to plant growth. This underlying structure is overlain by large open fields.

The presence of sandstone and limestone gave Thorner an abundance of building materials, which can be seen in the buildings present to this day.



Looking north along Lower Sandhills, highlighting the undulating landscape of rough sandstone



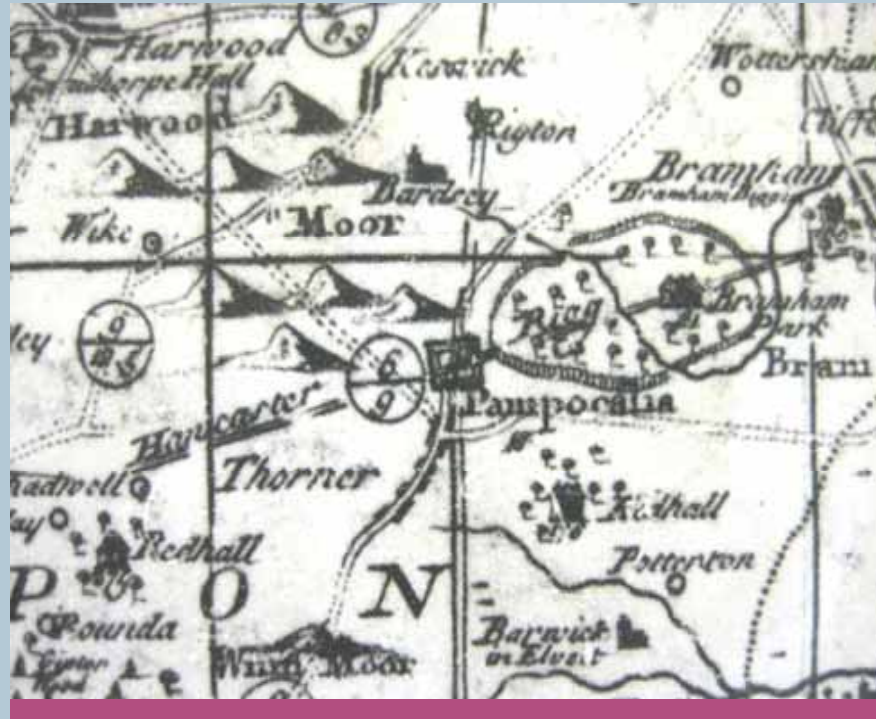
Solid Geology of Thorner

Origins and Evolution

Evidence for prehistoric activity in and around Thorner includes the survival of several artefacts: some flint tools, a Bronze Age (c.2000 BC - 800 BC) cast alloy fragment of a rapier, a copper alloy 'dumb-bell' toggle that dates to the late Iron Age or Roman period (c.300 BC – 200 AD). Numerous crop marks to the west and south of Thorner village also probably indicate Late Iron Age or Romano-British activity (say c.200BC to AD400). The conjectural line of Roman Road 729 also passes through the north end of the Thorner CA.

'Thorner' is thought to derive from Old English, meaning 'thorny bank'. Its Old English origins would suggest that there was an Anglo-Saxon settlement at the site (possibly from the 7th century AD). It is likely that an earlier settlement would have concentrated mainly around the area occupied by the present St Peter's Church and the nearby St Osyth's Well. Three possible Anglo-Saxon sunken-floored buildings to the south of Thorner, identified as crop marks on aerial photographs, could provide additional evidence for a scattered Anglo-Saxon settlement. Although a strong Anglian influence is shown through the old field names in and around Thorner, there are also Danish Viking, Norwegian Viking and Celtic influences; St. Osyth is in fact a Norwegian Viking saint, and this again supports an early origin for Thorner.

Thorner is first recorded in the Domesday Book of 1086. Although no priest or church is mentioned this does not preclude an Anglo-Saxon origin for the church, the fabric of which is mainly 15th-century or later. It has an associated graveyard that contains mainly 18th and 19th century monuments. St Osyth's Well, situated just west of the church towards the stream, is thought to date to the Medieval period, but has reportedly been much altered in the recent past. However, its dedication to a Viking saint, as stated early, would suggest an early origin for the site.



John Warburton's map of 1720



St Peter's Church from Main Street

The Main Street of Thorner probably originated as a result of the acquisition of a market in 1245. The street is wide and ideal for use as a market street. Planned "crofts and tofts" have been built either side of this street in a measured and orderly manner, with their property boundaries stretching back to Mill Beck on the North side whilst Butts Garth probably originated as a Medieval back lane to the South. This essentially Medieval layout is still recognisable on modern maps and on the ground.

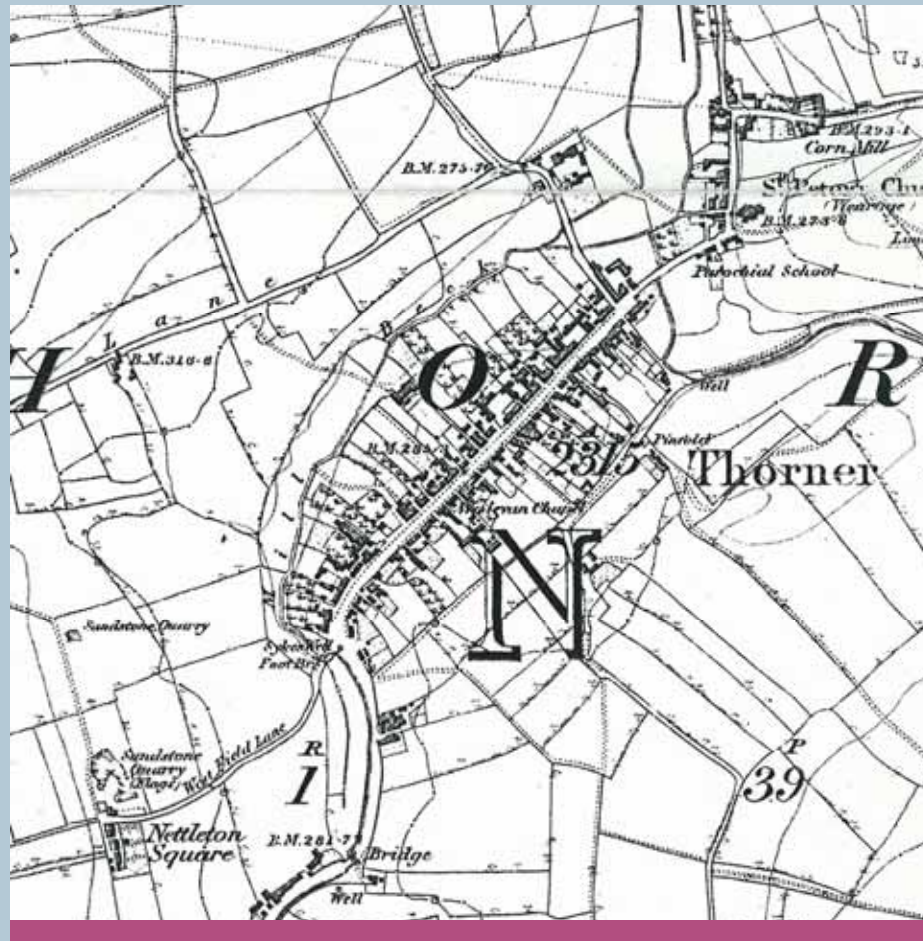
The present day Manor Farm occupies a block of land to the north of the presumed 13th-century planned village. It is far more substantial than the ordinary tenant holdings along Main Street and is thought to have been the site of the Medieval Rectory Manor. This is not to be confused with the Medieval manorial complex of the Metham family, which is considered to be located to the southeast of Manor Farm, on what is now the village green. A number of archaeological features have been identified at the Metham manor site, including a possible moat or water course, smaller ditches, and a Medieval pottery kiln, along with an assemblage of several hundred early 13th century pottery sherds. As much of this pottery material is homogenous in terms of fabrics used and vessel types, and none of the vessels show signs of having been used, it is suggested that the assemblage therefore derived from a workshop. From this evidence, Thorner is thought to have been a centre of

Medieval pottery manufacture, producing a wheel-thrown light-firing ware which has been provisionally named 'Thorner type ware'. Another Medieval pottery kiln is believed to exist to the west of Manor Farm, between the new houses on Carr Lane and Mill Beck, and although the site has now been partially built over, the undeveloped area may still contain below-ground remains. Excavations at Manor Farm itself recovered 350 shards of 11th-12th century ceramics, and another excavation to the northeast of Manor Farm, on farming land adjacent to Station Lane, exposed a loosely packed limestone wall running north-south, with 11th-12th century pottery recovered from the make-up fill.



The Medieval market cross, or obelisk (listed), off Butts Garth

From the late 18th-century through to the mid 19th century, Thorner started to develop as a textile producing area. A map of Thorner's industries in 1834 by Henry Teal shows a number of weaving houses and malt kilns.



1st edition Ordnance Survey map of Thorner Main Street, 1847

In 1876 the railway was introduced, making Thorner a more accessible area from Leeds centre, and resulted in increases in housing, including the erection of terrace housing at Skippon Terrace. The train service to Thorner closed in 1964, but the surviving embankment acts a legacy in the landscape.

Thorner is an important historic settlement in West Yorkshire which has been relatively undeveloped in the 20th & 21st centuries. Most of the conservation area is of potential archaeological interest and development of any size may attract a requirement for an archaeological investigation.

Archaeological Potential

Historic, cartographic and place name analysis can lead to secure conclusions about the origins and development of an area, but they may not indicate the potential for the period of history before records. This can be identified through the material archaeological record.

Given the fairly extensive nature of the discussed sites which were generally focused around historic core of Thorner, there are significant areas of below ground archaeological interest within the CA where they may be a requirement for archaeological work to either evaluate the potential impact of development, or to record it if permission is granted. Potential developers would be advised to consult the West Yorkshire Historic Environment Record at an early stage to identify whether there are archaeological implications to their proposals.



Open green space off Main Street could possibly be the site of a Medieval Manor

Character Analysis

Spatial Analysis

Character of Spaces

The character of spaces in Thorner conservation area is abundant in variation, with open space, countryside views and different streetscapes all interacting to form an area of great spatial interest.

On entering the village from the south, the space is defined by the winding Thorner Lane through Sandhills. The curve of the road and its undulating nature, together with the variation in property position and type make the use of space a valuable characteristic. The movement north along this road sweeps you down and around a few bends. Historic boundary walls and mature treed roadsides assist this channelling affect, as do many of the street fronted properties, such as the Avondale Villas. Yet all around this area are glimpses through the trees and hedgerows to the expansive countryside beyond. This area has a character of defined movement, but the knowledge of it being set into open space gives the overriding rural feel to the southern gateway to Thorner village.

Main Street in Thorner has a very historical feel to its use of space. The street is wide, with an open road and deep footpaths. This sense of open space is further exemplified by the large

rural structures flanking the space. Yet all the way when moving along Main Street, glimpses past and beyond are provided. The properties form at first glance what seems to be an unbroken architectural barrier, often due to the slight alteration in building line. Yet when there is a glimpse through, whether it be down a historic alley/footpath, or into someone's long established garden it can be seen that the building line does not lead to



The sweeping road bend on entering Main Street

compacted infill beyond it, rather to the space beyond which was once historically defined.

Beyond Main street, important views east towards the sloping fields beyond help establish the rural character of Thorner and are an important aspect to be maintained.

The space around Carr Lane is very important to the setting of the Thorner conservation area. The converted Methodist church and the strong build

line of Skippon Terrace provide direct contrast to the open field to the north of the road. This provides a distinct boundary as to where the settlement ends and the countryside begins.

The sense of space changes towards the eastern end of Thorner. Open space for the first time becomes more dominant. The large open public space around Stead Lane and Church View adds a variation into the character of



Skippon Terrace, off Carr Lane, makes a different use of space in Thorner.

the area. The open space does not dominate as much as the building line does, but views in and around it make the space more open and comfortable.

Movement up Church View highlights the space around the church yard which complements the open space already discussed, as does the open green space of the properties to the north of Church View. Yet even though the properties are more spread out, the narrowness of the street, coupled with the rise of the settlement up the slope,

gives this area a more enclosed feel. This continues up Church Hill as the architectural corridor leads you out of the conservation area.

The final difference and variation in space is around Butts Garth and St John's Avenue. The former village green, the allotments and mature gardens add a character of open space and natural environment that is not as dominant as other open parts of the



Natural boundary treatments on St John's Avenue

conservation area.

The variation in the character of spaces within the Thorner conservation area contributes greatly to the overall character of Thorner, establishing it further as the rural location which gives the village its special interest.

Spatial Analysis

Key views and vistas

There are many key views within Thorner, so many it is difficult to pick out specific ones as exemplar cases.

The views highlighted are indicative of the different characters that are contained within the Thorner conservation area.

Main Street provides an important architectural corridor, whilst Sandhills has views of winding rural roads. Carr Lane gives important views into the countryside, whilst Church Hill channels views back towards the conservation area.

Key views do not necessarily need to be expansive. The tight and enclosed views of the footpaths and alleys off Main Street are significant in representing the historical nature of much of the conservation area also.

The variation in views and vistas outlines the importance of the location of Thorner in the landscape and the origins of settlement in the area to the development of Thorner. The position of buildings and walls, and also the relationship of buildings to spaces are important to views that help establish a character in Thorner.



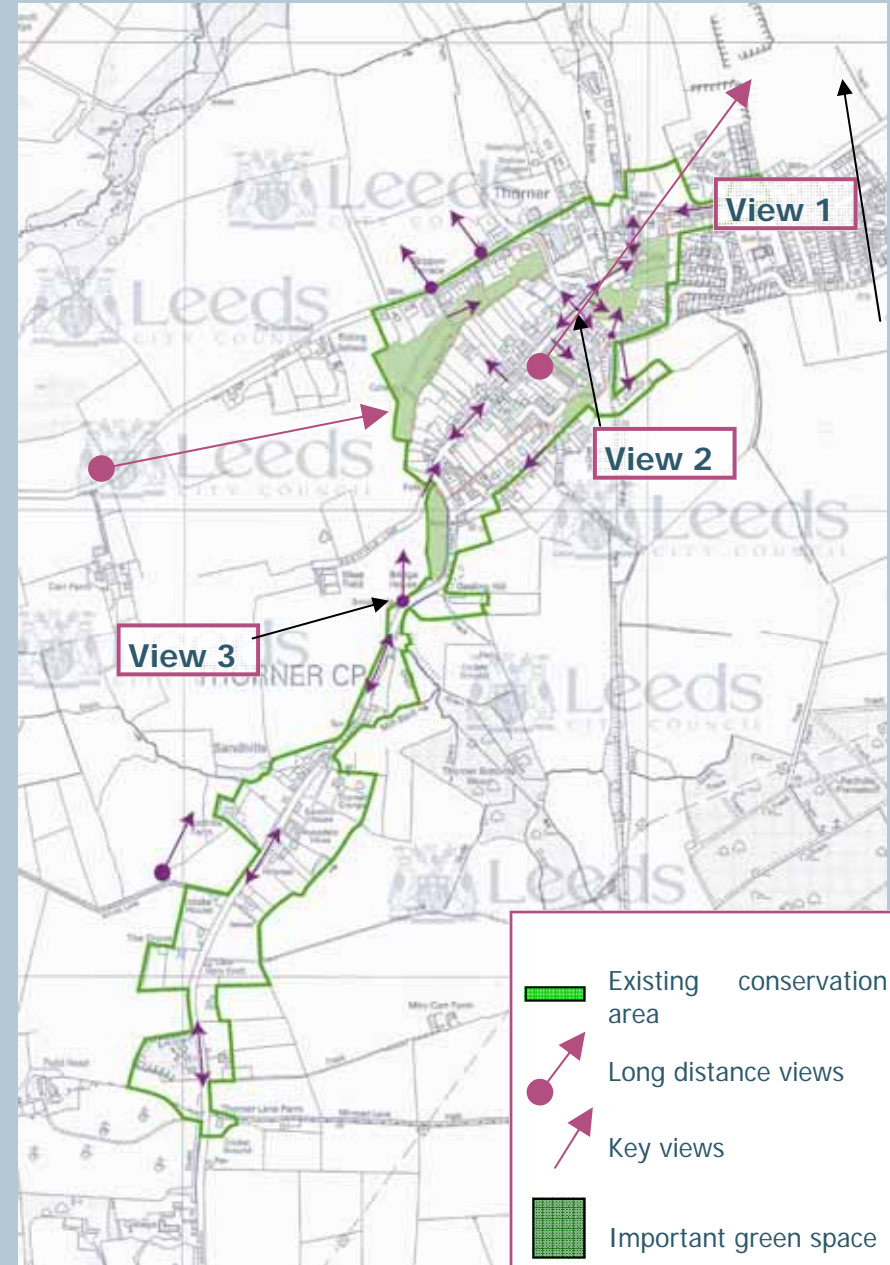
View 1-looking west along Church Hill



View 2 - looking south west along Main Street



View 3 - looking north towards Main Street from lower Sandhills



Character Analysis

Built Environment

Architectural characteristics

The Main Street area of Thorner is the most distinctive and recognisable part of the conservation area. This character is shaped by its distinct architectural characteristics.

Thorner has a cross-section of vernacular buildings from the 17th to 19th centuries. The early 17th century small house was irregular in layout, with a more symmetrical elevation by the mid 18th century. From the mid 18th domestic housing became more gentrified and more uniform across the country due to pattern books which were now available to local builders. Several of the larger late 18th and early 19th century houses on Main Street could be interchangeable with small Georgian houses anywhere in the country.

Properties on the whole are street-fronted, most directly on to the pavement edge, some slightly set back. The roofing on these properties also commonly have their eaves running parallel to the road.

Large two-storey properties are most common, usually two bays in width.

Window to wall ratio is important in a rural area. Many of Thorner's more vernacular structures have few

windows, with those present often being quite small. The more gentrified structures containing large windows, especially on the ground floor.

Materials

Thorner is located near to sources of both limestone and sandstone. The limestone lacked building quality, therefore it was the local sandstone that was employed for most buildings. The roofscape was once dominated by locally produced heavy slate-stone roofs. Many are still present today, but welsch slate and pan-tile are also common. This variation of traditional material adds interest to the roofscape, whilst still allowing it to retain its historic and traditional appearance.

Local details

As Thorner grew up as a distinctly rural location, much of the architecture is of a vernacular nature, i.e. plain and functional. This in turn means that Thorner does not have any details that can classed as characteristics to the area. Later structures of a purely domestic nature had an increased level of ornate detail, as opposed to those which had a agricultural origin. Those properties with ornate detailing, and those without, are interspersed, which adds to the variation and appearance of Thorner.



Consistent palette of materials on Main Street



Typical two-bayed property on Main Street

Streetscape

It is the streetscape of Thorner that is possibly the most dominant feature within the conservation area.

The location of properties on the back of road edge, or the use of historic boundary wall treatment emphasise the importance of space and the street to Thorner village.

Main Street dominates the village core, with properties forming a distinct corridor through it. The wide road and strong boundaries result in Main Street having a strong identity. This differs from Sandhills, where the streetscape is much more rural, but adds its own unique character. Here the boundaries are made up of a variety of walls, trees, architecture and fencing. Sweeping bends and undulating land mean the approach through Sandhills to Thorner is intriguing and full of relevance to the origins and history of Thorner.

The sweeping bends and tight boundaries around the church are indicative of the early medieval street plan which is thought to be the origins of this area. This adds further variation to the streetscape.

Interesting interactions between the variations present in the streetscape further enhance the character and appearance of the conservation area.



Long view and mature trees of Sandhills



Historic architecture and boundary walls on Church View



The view from Carr Lane leading towards Main Street

Greenscape

One of the major contributing factors to the character of the conservation area is the landscape setting.

The approach to the village core from Carr Lane or Sandhills opens up the rural location of Thorner.

Fields surrounding the settlement add to the imposing rural aspect of Thorner, the most dominant and important of these being the field to the south of Stead Lane.

Within the village itself, important green features include the land around Mill Beck, that to the north of Main Street and the area around the church, including open front gardens and the church yard.

The historic village green is located next to Butts Garth and is a very well kept area but the main open green space is located between the junction of Stead Lane and Church View. This area now functions as a pleasant open space, with ornate planting around a seating area as well as mature tree growth.

The mature trees and plants within gardens and against highways also contribute to the greenscape. Trees and planting are highly significant in much of the residential areas, and whilst the roads themselves may not have planting along them, the large gardens, with their plentiful planting help maintain a strong green character.



The Open green space around Mill Beck, an important natural feature of the conservation area



View of St Peter's Church from the green space off Church View



Mature trees and green space to the north of Main Street

Character Analysis

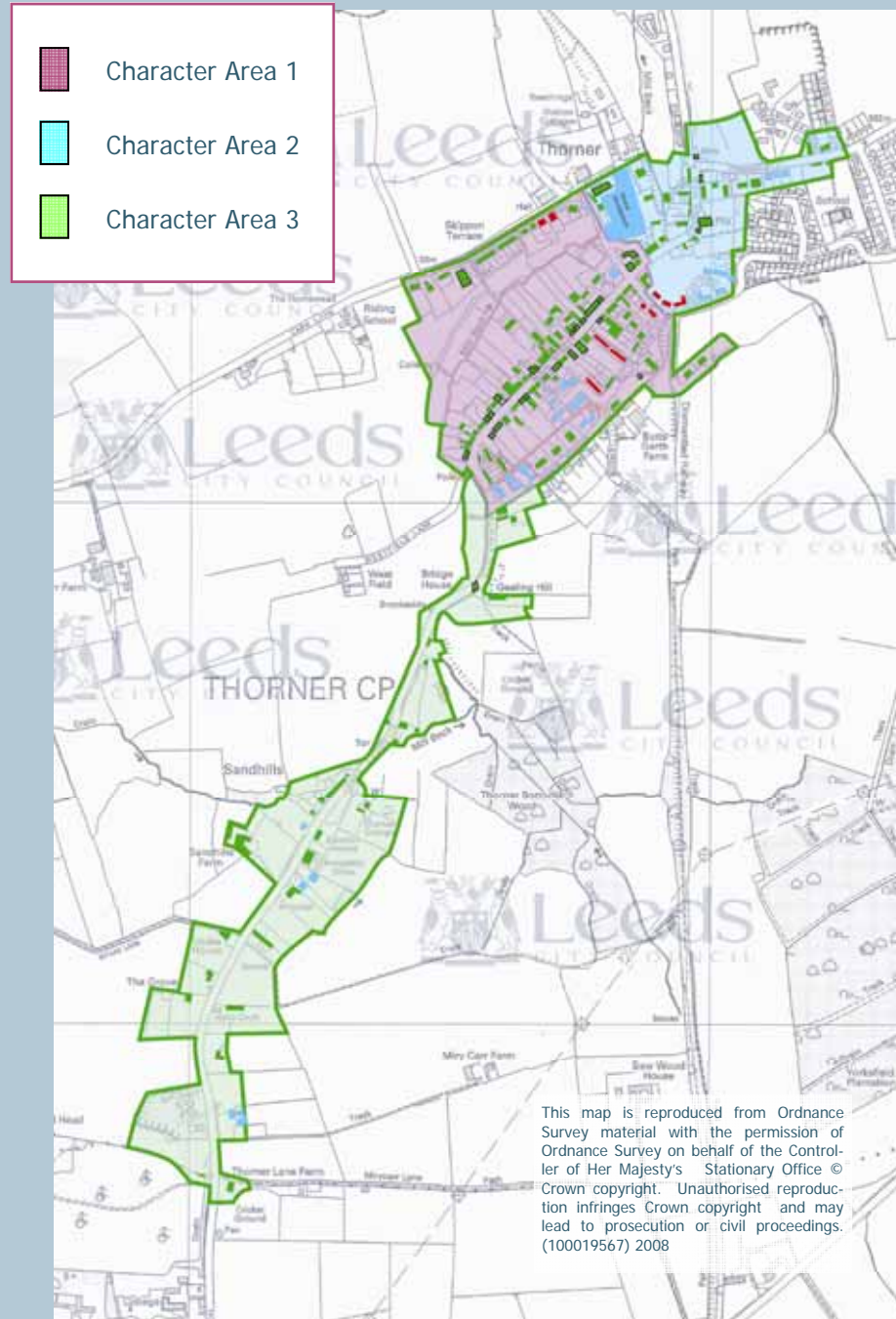
Character Areas

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.

Thorner conservation area is not a uniform area. Different parts of the village were developed at different periods in history and contain different types of buildings and spaces.

Three character areas have been identified within the Thorner conservation area. They are;

- Character area 1 - **Main Street and back lanes**
- Character area 2 - **Church View and surrounding areas**
- Character area 3 - **Sandhills**



Positive buildings

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

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

There should be a presumption in favour of the retention of the positive buildings in all but exceptional circumstances. Neutral structures are those which make neither a positive nor negative contribution, whilst opportunities for enhancements are those structures which may benefit from future development.

These structures can be seen in more detail on the individual character area analysis pages which follow.

Character Analysis

Character area 1—Main Street and back lanes

The area around Main Street is Thorne's historic and commercial centre and represents the focal point of the activity within the village. The majority of the movement through the area is vehicular, though pedestrians frequent during most of the day.

Main Street acts as the corridor through the settlement, much as it has throughout its history. The high level of traffic use emphasises this.

The buildings in this area are on the whole street-fronted, running along the back edge of the pavement or set back a small distance. The structures retain enough individuality in detailing and eaves heights to make them distinct from one another. The commercial frontage is one of a generally high quality, with some traditional shop fronts, but this is within confined limits. Main Street has an almost continuous historic street front, with residential properties (including small cottages and large villas) being dotted between converted farm structures.

The streets of Carr Lane and Butts Garth/St John's Avenue act as back lanes. The architectural development of the area is evident with the properties more spaced out and are later in form. This is emphasised by Skippon Terrace on Carr Lane and the early 20th century

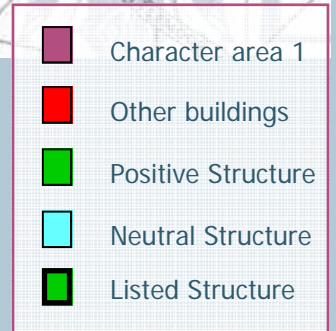
properties on St John's Avenue. The Victorian semi-detached properties at Spion Kopp (accessed off Claypit Lane) are also important due not only to their architectural quality, but also the important views both towards and away from them.

There is a variation within this character area which adds to the feel of the area. The predominant characteristics though are listed below.



There is a consistent palette of materials, details and structures along Main Street.

- Variation in building types, including former farm structures and domestic properties.
- Properties are consistently two-storey but eaves height can still vary, adding variation to the roofscape.
- Two or three-bayed properties.
- Variation in windows, though many original windows survive, there is often vertical and horizontal sliding sashes.



- The predominant building material is the locally quarried sandstone, usually regularly coursed. There is the odd ingress of brick and render finish.
- Traditional roofing materials, including slate, pan-tile and stone-slate tile.
- There are few remaining historic shop fronts, but some high quality examples survive.
- Main street has little space between structures, yet St John's Avenue and much of Carr Lane

has a more spacious layout. This distinguishes the periods of construction and give each street a different character.

Character Analysis

Character area 2 - Church View and surrounding areas

The area around Church View is arguably the most historic area of Thorner. What may once have been a focal point of the activity within the village, the area represents a gateway into Main Street. The majority of the movement through the area is vehicular, though pedestrians frequent during most of the day.

An important landscape feature in this area is the former railway embankment. Though much has been removed from The Green, what remains has an impact on the layout and appearance of character area 2.

The sharp turns in the roads in this area provide a distinct variation in streetscape when compared with Main Street. Church Hill acts as an impressive entrance into the eastern end of the conservation area, with the road dropping down into Church View, the impression of moving into a historic area is further emphasised.

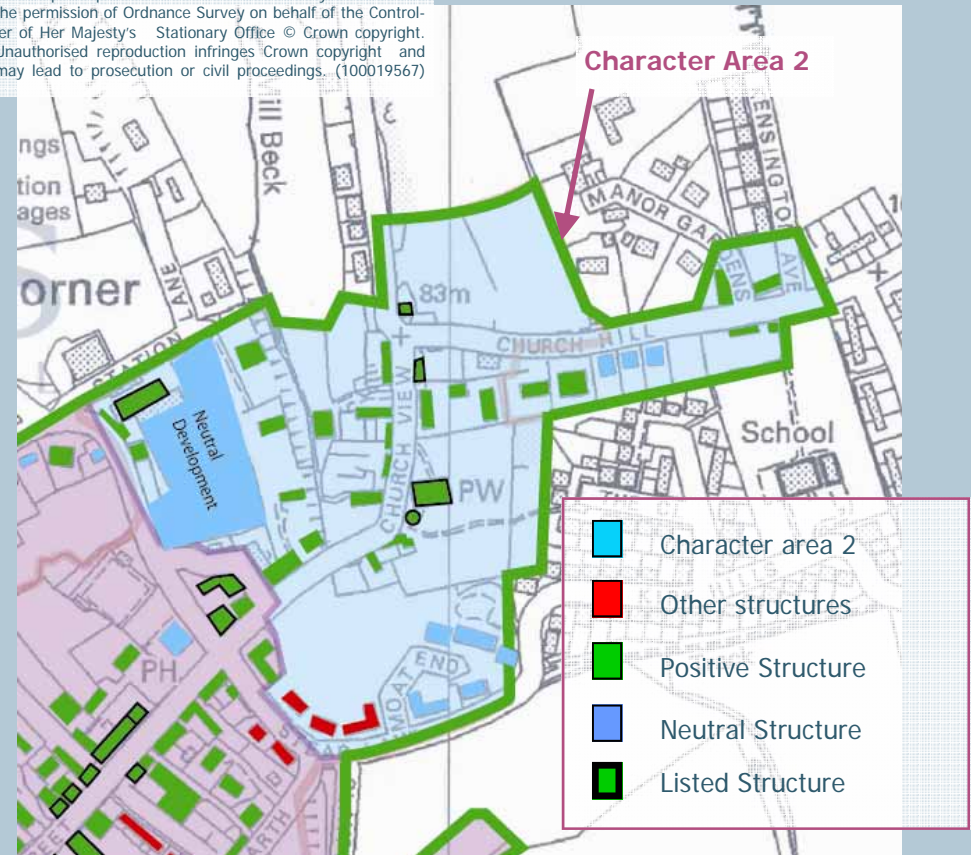
The structures in this area have a variation in their orientation, with some properties running along the back edge of the pavement and others set at a right angle to it. The structures retain enough individuality in detailing and are set away from each other enough to make them distinct and conspicuous from one another. The architecture in

this area, particularly around Church View, is on the whole historic, though infill has taken place. The majority of this respects the historic palette of materials and positioning of historic structures.

There is a variation within this character area which adds to the feel of the area as a whole. The predominant architectural characteristics though are listed below.

- Variation in building orientation. Properties either run parallel too, or at right angles with, the road
- Properties are consistently two-storey but eaves height can still vary, adding variation to the roofscape.
- Properties are a minimum of two bays, unless terracing is employed.
- Variation in windows, though many original windows survive, there is often vertical and horizontal sliding sashes.
- The predominant building material is the locally quarried sandstone, usually horizontally coursed. There is the odd ingress of brick and render finish, particularly on modern structures.
- Traditional roofing materials, include slate, pan-tile and stone-slate tile.
- The properties are quite spaced out and set within their own large plots on the whole.

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Historic property and lych gate of St Peter's Church



19th century structure on Church Hill

Character Analysis

Character area 3-Sandhills

The area of Sandhills is significant as a 17th century textiles hamlet that lies outside the main settlement of Thorner. Once slightly removed, the settlement now joins Thorner through a continuous string of domestic properties which vary in scale size and positioning to the road. The majority of the movement through the area is vehicular travelling to and from Thorner.

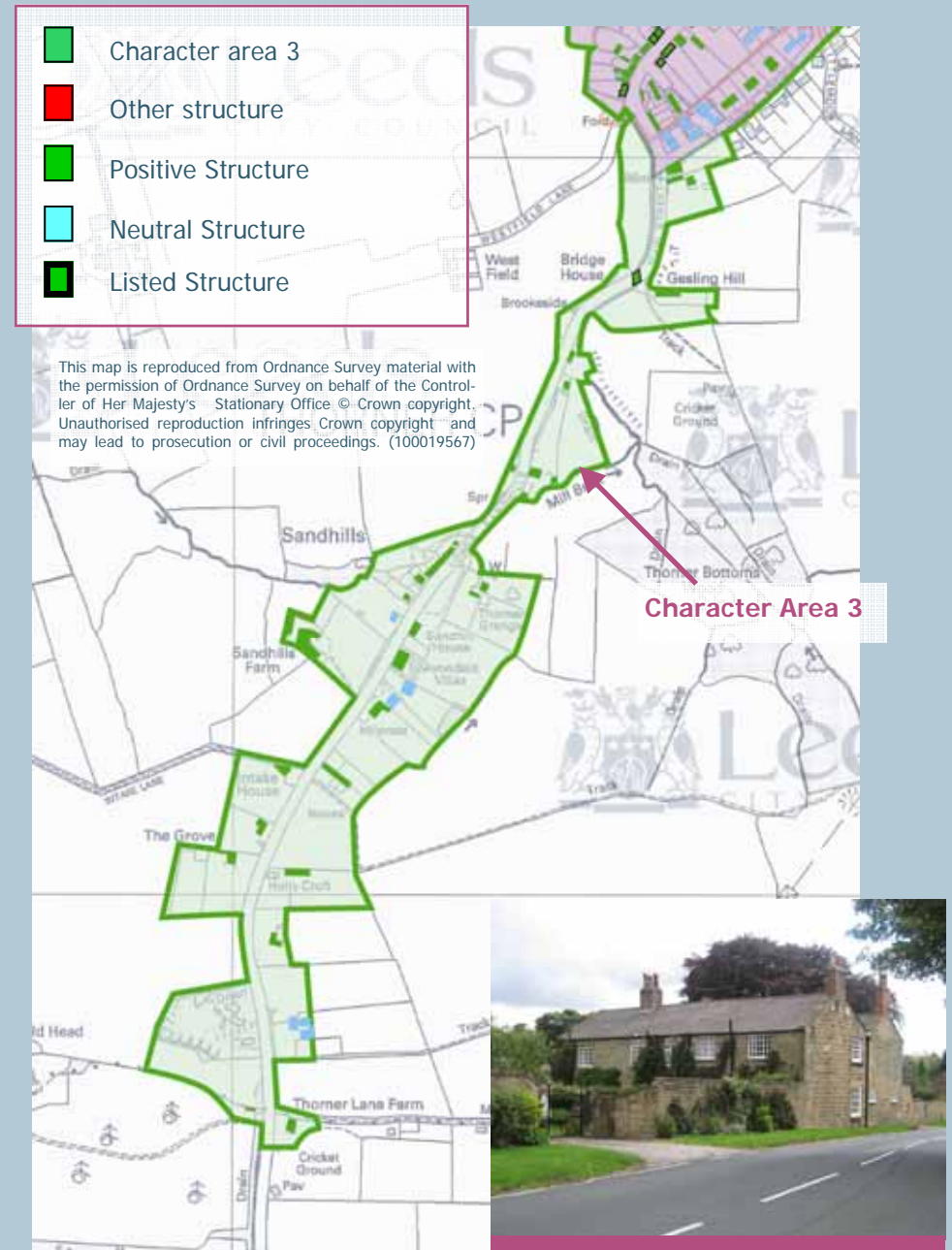
Sandhills acts as the wooded and rural corridor into the main settlement, much as it has throughout its history. The high level of traffic use emphasises this.

There is a variation in the structures in the Sandhills character area. Large detached properties stand near to small domestic cottages that were once associated with the small industry of the area. Many of the structures in this area front the main road, but many also are set back away from the road and are accessed via long driveways. Some structures run with the ridge-lines parallel to the road, with others having gables facing the road. This results in a variation of the boundaries to the road, which helps distinguish the rural nature of Sandhills yet further. Gaps and views between structures also help establish this character.

There is a variation within this character area which adds to the feel of

the area. The predominant architectural characteristics though are listed below.

- Variation in building types and orientation.
- Properties are consistently two-storey but eaves height can still vary, adding variation to the roofscape. (i.e. the large Sandhills Farm and the terraces opposite Thorner Grange).
- Variation in windows, though many original windows survive, there is often vertical and horizontal sliding sashes.
- The predominant building material is the locally quarried sandstone, usually regularly coursed. The stone is usually rectangular with a tooled finish. There is the odd ingress of brick and render finish, such as at Avondale Villas.
- Traditional roofing materials present, including slate, pan-tile and stone-slate tile.
- Large areas of open space between structures. This adds to the countryside feel of the Sandhills character area.



Many structures in Sandhills add character to the area.

Management Plan- Opportunities for management and enhancement

This section highlights opportunities that can further enhance the character and setting of the Thorner conservation area. Opportunities for enhancement can apply to the reworking of an inappropriate structure, relate to new development, take into account open spaces and have an impact upon highways issues (including street furniture). This list is by no means exhaustive, as conservation areas can always be improved upon.

Sensitive new development in the conservation area

To be successful, any future development within the conservation area needs to be mindful of the local character of the village, while at the same time being distinctly of the 21st century and addressing contemporary issues such as sustainability.

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

Successful new development in historic areas will:

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

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



Modern buildings in Sedgegarth that respect the scale, materials and some detailing of their location in the village

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

Public realm enhancements

Opportunities will be taken to enhance public realm. When an opportunity arises 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 streetlights, such as a simple design painted black (as covered by current council policy).
- The sympathetic development and enhancement of surface treatments on public highways, particularly paths. The surfacing of some areas of the public highways could be improved. Inconsistent and patchy surfacing, as well of areas of disrepair are inappropriate to the conservation area.
- Increased number of street trees when services and budgets allow.

- More discrete public realm such as smaller traffic signs and paler yellow lines when they are due for renewal.

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

- Making sure the siting and design of road signs and street furniture in the conservation area should have regard to current English Heritage "Streets for All" guidance (see references).
- Retain historic materials in the conservation area and restore where appropriate and when possible.
- Ensuring that street lighting plan should respect the



Sensitive public realm at the southern end of Main Street

historic streetscape and proportions of buildings.

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

Given that listed building coverage is limited within the area, it is not surprising that incremental loss of traditional architectural detailing is an issue in the conservation area. Replacement of windows, doors, traditional wall surfaces and roof coverings with inappropriate materials and designs, is a negative feature that affects individual buildings and the wider streetscape. This cumulative change can be particularly noticeable in terrace rows where the original uniformity has been weakened.

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

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

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

Resistance to inappropriate forms of infill development

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

Action: Where permitted, any development proposing the infill of a site, or the subdivision of a plot, should respond to the scale, proportion, layout and materials of positive structures within the conservation area, and the spaces between the buildings together with existing vegetation.

Establish a local list

The listed building designation of the village does not adequately reflect the local importance of much of the historic building stock in the conservation area. English Heritage, PPG15 and the Heritage Protection White Paper 'Heritage Protection for the 21st century' encourages local authorities to designate lists of locally important buildings and to formulate local policies for their protection.



Traditional detailing can be seen to add character to historic structures, such as the stone surrounds on the windows, cast iron rain water good, and traditional windows.



The 19th century properties to the rear of Main Street are fine examples of architecture that could be included on a local list



Architectural detailing is a key characteristic of much of Main Street

As part of the

ongoing Heritage Protection reforms, English Heritage will produce standardisation criteria and good practice guidance for such local listing. This appraisal identifies positive historic buildings that could form the local list for the conservation area.

Action: When possible aid local amenity groups to establish a list of locally significant buildings and devise policies for their protection.

Tree management

Trees form an important part of the character of the village. Conservation area designation affords some degree of protection. However, to ensure that this element of Thorner's special character is protected and enhanced a tree strategy should be formulated to access the need for the designation of Tree Preservation Orders (TPOs) and general tree management issues. A replanting strategy should also be considered in order to manage the impact of loss of trees through over maturity.

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

Development affecting the setting of the conservation area

It is important that development around the conservation area does not spoil its setting. Sympathetic design and

materials should still be used when designing structures adjacent to the conservation area.

Action: The impact of developments outside the conservation area that will 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.

Boundary Treatments

Thorner, due to its layout and historical context, is particularly at risk from the negative effects that can be caused by inappropriate boundary treatments within a conservation area. In order to retain the established character, all boundary treatments should be sympathetic with those in existence, and those which add character to the area.

Action: Boundary treatments within Thorner should be consistent and sympathetic with and traditional nature of those already in existence. This would include retaining and creating treatments such as stone walling and hedgerows.



Thorner has a variation of boundary forms, the most common being stone walling and hedgerows



Terrace properties on Lower Sandhills add interesting variation to the streetscape



Mature trees on Church Hill which add character to the area, show how tree management can be an important issue

References

Publications

- Brown, T.W. (1991) *Thorner: The making of a village* Thorner and District Historical Society
- Yarwood, R.E. and Marriott, J.J. (1988) *The Aerial Time Machine: Discovering West Yorkshire from the Air* West Yorkshire Archaeology Service
- English Heritage (2005) *Streets For All-Yorkshire and the Humber*
- Sheeran, G. (1993) *Brass Castles: West Yorkshire new rich and their houses 1800-1914*. Stroud,.
- Sheeran, G. (1986) *Good Houses Built of Stone: the houses and people of Leeds and Bradford 1600-1800*. Pudsey.

Maps

- First edition Ordnance Survey map— 1847 (6" - 1 mile scale)
- Second edition Ordnance Survey map— 1892 (6" - 1 mile scale)
- John Warburton's map of 1720 accessed from the West Yorkshire Archaeological Advisory Service

Council related references

- Leeds Unitary Development Plan
- Thorner Parish Plan 2006
- Thorner Village design statement (yet to be published)

Where to find out more

How to find out more about local history

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

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

In addition, much information is available on other websites:

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

Local interest Groups

If you have found this appraisal of interest and would like to find out more, the following local interest groups are useful sources of knowledge;

- *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
- *Thorner and District Historical Society* contact- Gwen Brown gwenbrown3@btinternet.com 0132893372

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- Thorner Village Design Statement Group
- Thorner Parish Council

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Finding Out More

What is a conservation area?

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

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

What does conservation area status mean?

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

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

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

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

What is the purpose of this appraisal?

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

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

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

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

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

Planning policy context

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

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

Community involvement and adoption

A draft version of this appraisal went through a public consultation process. A six week period of public consultation including:

- A six week exhibition in the local post office, with handout summary leaflets and access to a paper copy of the appraisal

- A public drop in meeting was held.
- Identified stakeholders and interested parties were directly notified
- The appraisal and response form was made available through the Council's website
- The consultation was advertised with local press coverage and a leaflet drop to all residences in the conservation area which were directly affected by any proposed boundary changes.

The consultation responses were evaluated and the appraisal was amended in light of comments received. This document was finally approved by Leeds City Council in December 2008. It was formally endorsed by the Planning Board at the meeting in December 2008. From 12th January 2009 the appraisal was adopted as a material consideration when applications for change within the conservation area or its setting are considered by the Council.