



We aim to enhance our community including our natural environment, our buildings and structures, our social and cultural awareness and development

# Kippax

## Village Design Statement

# Acknowledgments

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The Local Heritage Initiative is a national grant scheme that helps local groups to investigate, explain and care for their local landscapes, landmarks, traditions and culture. The Heritage Lottery Fund (HLF) provides the grant but the scheme is a partnership, administered by the Countryside Agency with additional funding from Nationwide Building Society.

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# Foreword

The publication of this document coincides with a time of great change, both locally and nationally. We have written our design statement with these changes firmly in mind, anticipating the need for careful management of an evolving Kippax that represents the wishes of the community and reflects the constructive concern of residents for possible future development.

In June 2004 fifteen Parish Councillors formed a new Parish Council representing the interests of Kippax at the local level, and for the first time since the 1930s, Kippax has an independent voice and some authority in local affairs.

The people of Kippax value their built and natural heritage, and have expressed the desire to protect and enhance their local environment.

Leeds City Council has demonstrated a commitment to community involvement, through our Ward Councillors and local MP. A recent instance of active participation by residents resulted in an improved design for an important new building: the Kippax Health Centre.

## **The KIDS Team - (Kippax Integrated Design Statement)**

### **Comment from Colin Burgon MP**

“This is an excellent village design statement and reflects great credit on all those who have played a part in putting it together. Hopefully, it will have a significant effect on the way the future of Kippax is shaped in the years ahead.”

### **Councillor Keith Wakefield Leader of the Opposition & Labour Group**

“I highly commend the design statement as evidence of the community's determination and commitment to continue the successful regeneration of the village of Kippax. The vision is an excellent example of strong community partnership and local people working together to make their neighbourhood a better place to live.”



Leeds City Council welcomes this initiative and supports the aims of Village Design Statements (VDS) as an expression of the aspirations of local people in guiding new development and protecting the valued characteristics of their local environment. The Kippax VDS represents the views of the residents of Kippax and makes recommendations for the Council, developers and others to act upon when considering development proposals in the village. The Council cannot necessarily commit to securing funding for the aspirations included in this document, but will look to assist wherever possible.

# Welcome

Kippax is unique. Surrounded by Green Belt, yet with easy access to three arterial motorways, nestling close to a huge metropolitan conurbation; yet including farms and protected areas of special scientific interest. It is a dynamic settlement emerging from many years of neglect and decline to find a new means of expression amongst its residents. A VDS gives statutory consideration to anyone who may try to ignore this uniqueness.

Even a brief exploration of Kippax is rewarding, the hidden history, the unexpected discovery of ancient walls, snickets and ginnels, but this area is much more than a collection of buildings, spaces, roads, fields and trees; it is a dynamic community that has been fashioned, and will continue to be fashioned by the people who live here. Our community has a distinct appreciation and understanding of its own place, and the VDS is based on this knowledge. It describes the qualities that residents value in their village and its surroundings.

It is for these simple reasons that we have taken this opportunity to involve residents and seek their views in taking this distinctive settlement forward into the new century. Throughout this document we have expressed the views and opinions of local people obtained from questionnaires distributed to all residents.

## Why produce a Village Design Statement?

All communities feel opposing pressures concerning development. On one hand the increasing demand for more and different types of housing, and on the other a natural wish to maintain and enhance established ways of life and the visual and social amenities that have all become familiar.

It is the responsibility of national and local government to manage these opposing pressures and provide a balance between conservation and development.

Developers also have a responsibility to the community in which their buildings are sited. Local people have a right to expect basic infrastructure to cope with extra demand, and that the character and economy of the village is preserved or potentially enhanced. Householders' wishes to improve their properties must be balanced against unacceptable affects on their neighbours.

A VDS allows direct input by the community as a whole to exercise these rights.

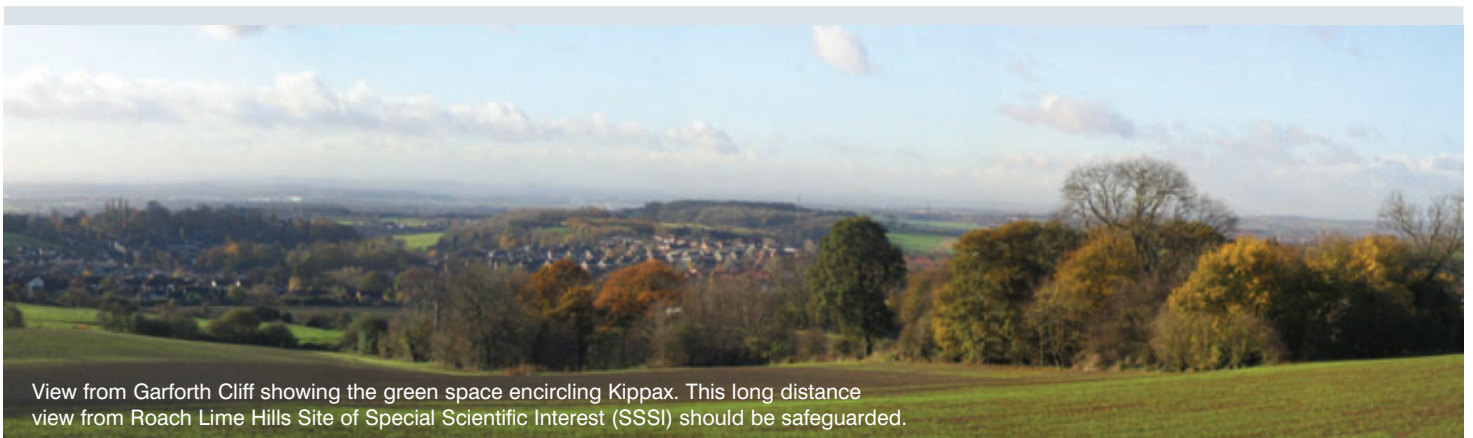
## What is a Village Design Statement?

A Village Design Statement (VDS) is an advisory document produced by the community itself, with guidance provided by Leeds City Council Officers. It aims to set out clear and straightforward guidance for the design of all future development. Originally developed by the Countryside Agency in 1993, VDSs are designed to be adopted by the Authority as Supplementary Planning Guidance (SPG).

As part of the Leeds Metropolitan area, policies and proposals affecting the future of Kippax are covered by a document produced by the Council called a Unitary Development Plan (UDP)

The VDS complements the UDP and will be referred to by the Local Planning Authority or the Secretary of State when considering new planning applications. It provides guidance on the interpretation and implementation of policies and proposals contained in the UDP.

In accordance with changes in the planning system, instigated by the Planning and Compensation Act (2004), Leeds City Council are required to replace the UDP with a Local Development Framework (LDF) by 2007. It is intended that this VDS will be included within the LDF.



View from Garforth Cliff showing the green space encircling Kippax. This long distance view from Roach Lime Hills Site of Special Scientific Interest (SSSI) should be safeguarded.



### What are the objectives of the Village Design Statement?

A Village Design Statement has four main objectives:

- **To describe the distinctive character of the village and the surrounding countryside**  
In other words what makes the village a special place to live, what is important, and what is of value and worthy of retention? What villagers think is important and distinctive about their village, its built heritage and landscape. It describes the village, as it is now, through the eyes and experiences of local people.
- **To demonstrate how this local character can be protected and enhanced in new developments**  
What the VDS sets out to do is improve our surroundings. Protecting what we believe should be protected and guiding new development to enhance the environment.
- **To be adopted by the planning authority to supplement their planning policies**  
Adoption of the VDS means that local residents can influence new development at the policy and initial planning stage – before planning applications are made.
- **To influence future policies when the planning authority is updating its planning policies**  
Our local Council has a responsibility to take these views into account whenever its planning policies are up for review.

### Guidelines and Aspirations

Throughout this document there are notes describing the main development concerns raised during the consultation process with residents. As a guide to understanding just what effect these may have in the future of the village, the following definitions have been agreed.

- **Guidelines** are informed directly by Leeds City Council policy and provide a local context to existing planning policies. The guidelines will be used by the City Council in determining planning applications in Kippax.
- **Aspirations** are requests and suggestions that are in line with residents-wishes. They cannot be given the status of guidance, but should be taken into account, where appropriate, by developers. Aspirations will also assist in justifying any future bids for funding.

### What happens next?

The VDS is a significant document; it is adopted as supplementary planning guidance (SPG) and is an important planning tool, which will be taken into account by developers, the planning authority and the local community. It intends to provide a local context for existing planning policy and act as an influence on future policies. We hope that you will read and study it more than once, and keep it as a record of the efforts of everyone who has helped bring it to life.

# History Of Kippax



Cross c 900 AD

The village of Kippax occupies a prominent position on the geological border between the magnesian limestone and the coal measures, on the north side of the lower Aire valley, at an altitude of about 70 metres above sea level. The village can be seen for miles around, from almost any direction.

The soil of the magnesian limestone is good for arable farming. In contrast the moisture retaining soil of the coal measures is better suited to summer pasture. In the past barley was grown more extensively, leading to the building of a malkiln (now demolished) in Malkiln Lane. Historically, this geological combination gave Kippax a natural advantage with the advent of the Industrial Revolution and the subsequent development of the coal industry in this area. In previous centuries local stone was used for building both St. Mary's Church and some of the older properties in the village.

People have been living here since the Stone Ages, and the Romans were only half a mile away to the east when they travelled up and down the Ridge Road on what has now become the A656. Kippax was an established place when the Domesday Survey was taken in 1086, when it was called Chipesch (derived from Cippa's Ash or Ash Tree on a Hill), and was head of the Soke (local government area) at that time.

A large part of the former bailey of a castle is now in the churchyard.

From the top of Manorgarth Hill it is possible to see some of the different developments that have taken place throughout the last hundred years or so.

The village retains one building from the medieval period, the Church of St. Mary, built in about 1100AD in a distinctive herring-bone style of masonry. The church contains the surviving pieces of a tenth century Anglo-Danish cross. The High Street is to the south of the church and Manorgarth, on a more or less east/west axis. This is thought to follow the line of the medieval street, which would have had small houses with long gardens (called tofts and crofts) on either side of it. The 'S' shaped profile may indicate a Norman influence.



Known locally as Cheeney Basin this image of Kippax ringwork c. 1960 is reproduced by permission of the West Yorkshire Archaeology Service (copyright holders)



St Mary's Church Grade I listed building c1100 AD

The medieval population of Kippax is likely to have been about 200, rising to 1,128 when Queen Victoria was crowned in 1837. The present day population is approximately 10,000.

Although the grand mansions of the Bland and Medhurst families are long gone, a few examples of stone built houses remain in Kippax - the Royal Oak, the Hermitage, Crewe House and a couple of stone farmhouses one of which may be partly late medieval.

The coal industry grew steadily from the 14th century onwards, but the end of the Victorian period saw a huge expansion in house building to accommodate more mineworkers and their families. Of a similar period the school on Leeds Road is built on the site of a Grammar School, which was founded in Tudor times by the Reverend George Goldsmith in about 1544.

Originally cloth merchants, the Medhursts came from Northern Germany in the 18th century and purchased local land until they became Lords of the Manor of Kippax. The Bland family came from Leeming in North Yorkshire at the end of the 16th century and were landowners in Kippax, Allerton Bywater, and Castleford.

Kippax has produced few people of national importance, Benjamin Pickard is perhaps the most well-known, born in 1842 of humble parents who worked in the coal mines. Educated at the Grammar School he followed his father into mining and through his interest in the Trade Union movement he eventually became MP for Normanton in 1885 and remained so until his death in 1904.

Richard Boggett was the corn miller of Kippax in the mid 1800s and a prominent composer of Methodist Hymn tunes at the time.

Many people will remember The Hall (which preceded the Co-op), just off the High Street. This was built by Edgar Breffitt (owner of the Aire and Calder Glass Works in Castleford) on the site of the Medhurst's mansion. Breffitt was a pioneer in the mechanisation of glass bottle production.

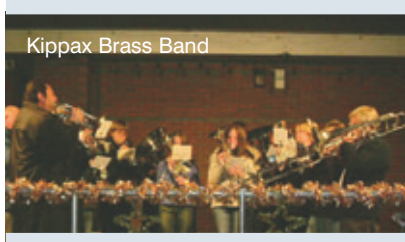
## Village Life

The true pulse of a community comes from its residents. When Kippax lost its traditional identity as a mining area, much of the centralised orbit of its social life was also diminished. But as the village emerged from the trauma its very geography became the saviour of community life as both its greenspace and major road boundaries have prevented the village from blurring into other surrounding communities and consequently its distinctiveness has been retained.

The religious life, and still a substantial portion of the social life of the community, revolves around St. Mary's Parish Church, which is for many the identifying centre of the village. The Methodist Chapel on Chapel Lane is also located close by and a well-attended family church group meets at a nearby school.

Since early 2001 Kippax Community Environment Forum (KCEF) has made a huge impact on the visual appearance of the village and this has generated a new spirit of community pride. Other hard working groups of the KCEF endeavour to raise standards, maintain footpaths and develop major projects for the village. At the same time volunteers from many different groups work selflessly in the social, sporting and cultural aspects of village life.

There are over 80 private allotments and numerous council plots tended by enthusiastic growers. Accessible natural open spaces such as Townclose Hills Local Nature Reserve, Kippax Meadows and 'The Lines Way' offer opportunities for informal exercise as well as contact with nature. The leisure centre and swimming baths located on the western edge of the village, although in need of refurbishment, act as a focal point for the Kippax Kingfishers synchronized swimming team, sub-aqua meetings, and other leisure and fitness activities.

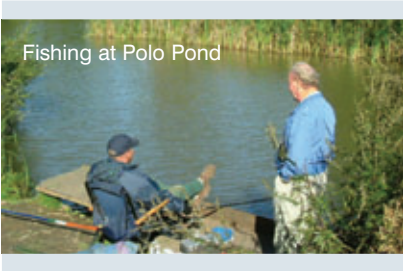


A huge range of other sporting activities are also thriving. Kippax has two outdoor bowling clubs, two tennis courts, cricket nets, football pitches, rugby groups, recreational areas and nearby fishing. There is also a proposed new fishing business venture located in the vicinity of Brigshaw Lane. There are active cub, scout, brownie and guide groups, a ballet dancing school, an historical society and of course Kippax Brass Band.

Kippax also has a dedicated amateur operatic society (KAOS) with 200 members, a young wives club, the newly established Kippax Dramatic Society, and numerous other groups reinforcing the cultural life of the village.

Most of the villages' five public houses have a long history and there are currently four other thriving licensed social clubs, providing invaluable social opportunities for residents.





Kippax is very well served educationally, boasting three primary schools. Kippax Ash Tree Primary formerly split over two sites, had 400 pupils on roll and moved to a brand new building on the Gibson Lane site in September 2005.

Greenfield Primary, with 200 pupils on roll, is set in large grounds in northwest Kippax and also has a privately run kindergarten. On a substantial site, Kippax North, although not at capacity, has a 200 roll. It has a small swimming pool and a nursery unit.

Among the municipal facilities the village has an underused Community Centre, a Housing Benefit Office and a 'portakabin' social venue which is used by various voluntary groups. However, there is no dedicated resource centre. Kippax also has the advantage of a growing number of medical and dental facilities, pharmacies and a Library with computer access.

Approaching one in five of the village population are aged over 60, and many take a vigorous role in social and community life. There are a substantial number of bungalows in Kippax, as well as Assisted Flats and other appropriate housing. A newly active Luncheon Club and other amenities are well used. Although many over-sixties have lived in the village since birth, others have retired to Kippax by choice.

As confidence has grown, Kippax has seen a number of new shops opening; although employment opportunities in the village are mainly restricted to retail and small service businesses. Other commercial ventures include a petrol station, a specialist sporting goods manufacturer, a prize winning restaurant and numerous other food outlets. The village boundary also encompasses five working farms.

In the questionnaire 42.5% of the respondents expressed the view that no other work opportunities were needed, however other results showed a mixture of opinions in roughly equivalent weightings supporting workshop environments, light industrial units, sheltered workshop and 'other' work environments. We are optimistic that projects such as the 'ARC' resource centre project could result in employment opportunities.

Like many neighbourhoods and villages one of our major concerns is for our young people. As Kippax has grown there has been a distinct lack of matched investment in its leisure infrastructure. There are too few physical amenities, such as children's playgrounds and appropriate facilities that young people can appreciate, respect and use on a regular basis.

KCEF has already begun to address this vital issue and we need to continue to deal with these matters as a priority if we are to limit the alienation of youth that can sometimes give rise to anti-social behaviour.

Kippax of course has its share of vandalism and low-level crime, however the overwhelming ambience is of calm and harmony. As a community though we cannot be complacent – we need to proactively and continuously advance a safe and secure environment. Much of this can be 'designed in' during the initial stages of development of schemes.

Known locally as the zig zag, the foot-path leading from the south side of the High Street down to the Hall Parks is occasionally a haunt of young people on skate boards and bicycles. The youth need a purpose built space of their own.

The improvement in community spirit needs to be tapped further to involve more and more residents in both local and village wide projects. We should encourage the active participation of residents in the care, maintenance and sustainable use of greenspace in their immediate locality and encourage adoption of such areas. In particular we are strongly supportive of educational programmes for children designed to raise awareness of environmental and community issues.

As the century progresses the hope for the future of Kippax is to re-ignite some of the vibrancy of previous eras, and establish a new hub for the whole community, where larger events can be centred and around which village life can blossom and flourish.



# The Built Environment

The whole built character of the village is heavily influenced by the pattern of road networks and the varied topography of the area. Kippax has, throughout its history, provided challenges and opportunities for urban design and development has had to contend with construction problems associated with subsidence from extensive mine workings and building on the slopes of a ridge.

Kippax has become a dormitory village to the City of Leeds, providing housing in a semi-rural setting, and although much has been lost by mistakes in development, there is still scope to make Kippax a place to enjoy if we can ensure the sympathetic and appropriate development of the whole fabric of the built environment.

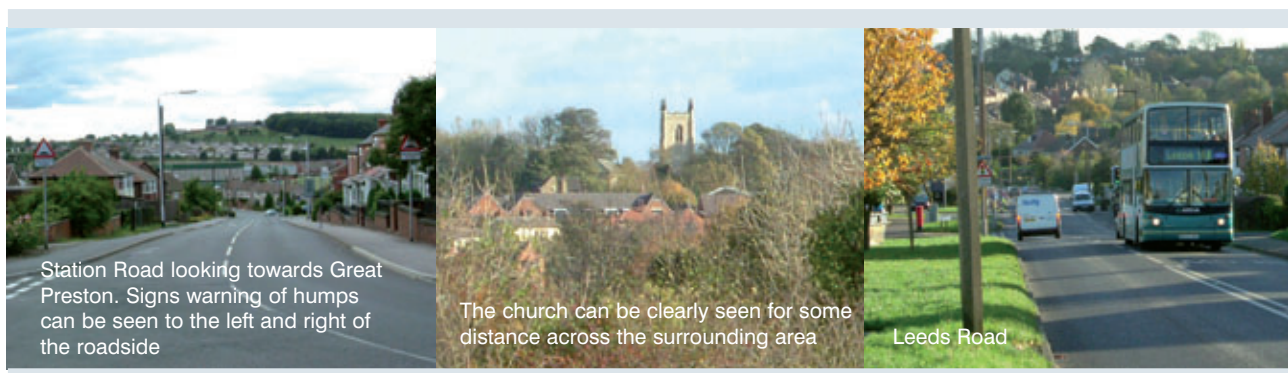
## Highways and Traffic

Although surrounded by greenbelt, the village of Kippax does not suffer from the issues of poor connectivity and isolation that other English villages face. With a few exceptions it is fairly easy to navigate through the village by vehicle, though villagers have highlighted that this is less easy on foot and by cycle in certain places.

### Road Network

The village is approximately 3.5km from the M1 motorway (which lies to the north-west) and the A1 (M) (to the east), and 8km from the M62 motorway (to the south). Kippax is bordered by the A63 Selby Road to the north and by the A656 Castleford Road to the east. Leeds City Centre is approximately 17km to the west of the village, with Castleford Town Centre approximately 6km to the south. The B6137 Leeds Road runs through the heart of the village providing a link between the A63 and A656.

Roads in Kippax are generally well maintained with traffic calming measures (road humps) in place from the edge of the built up area of the village on Leeds Road, via the village centre at Cross Hills, and out past the leisure centre towards Great Preston.



Kippax is generally not prone to traffic congestion, however owing to the relatively narrow nature of High Street, villagers have raised concern that poor parking and delivery/maintenance vehicles often result in queuing traffic in the village centre. Our survey results show that most vehicles travel out of Kippax by Leeds Road to connect with the A63. At peak times, the A63 can become congested in both directions, which can mean traffic queuing back along the Leeds Road. Our research has identified that buses are under-used and more people travel daily out of the village by car. As the population increases and more car owning residents are on local roads there will be a requirement for further consideration of this important junction.

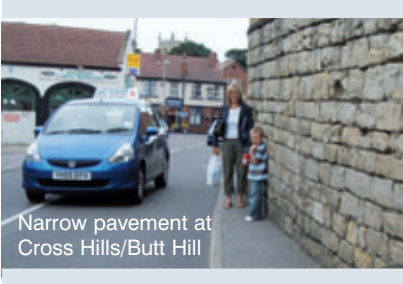
### Parking

We recognise that a large number of vulnerable grass verges within Kippax are being used as individual car parking areas and have become worn and sometimes grassless. These minor green areas are important particularly in prominent road positions. If grass verges generally appear neglected there is a similar impression of the whole village. A check on roadside parking in Kippax may indicate that parking provision is not satisfactory and needs to be a future consideration for improvement of the streetscape, perhaps by replacing some grass verges with formal parking spaces.

The main thoroughfares in Kippax are B roads and vehicles parked along these routes create unnecessary hazards and congestion. Residents should be encouraged to use off road parking. Plans submitted for future building development must ensure that parking provision has been suitably addressed.

## Public Transport

Kippax is positioned on the main Leeds to Castleford bus route and is relatively well served by regular running in both directions. The services run from early morning to late at night with most services stopping at the nearby town centre of Garforth. Kippax has an urgent need to be connected directly by bus to both Garforth railway stations, which provide access to regular trains to Leeds and York. The village does have taxi services.



Narrow pavement at Cross Hills/Butt Hill

## Ease of Movement

Although movement through the village by vehicle is fairly straightforward, there is a hiatus at Cross Hills due to the position of the bus stop right on the roundabout. Buses pausing here block access and obstruct lines of sight at this junction.

Walking is generally easy along main thoroughfares with mostly adequate footpaths. In places villagers have voiced concerns about narrow pavements, poorly placed street furniture and inaccessible dedicated pathways. A good example of this is on the High Street

towards the Cross Hills end of the village where the footpath is very narrow; causing difficulty when passing other pedestrians. This is of particular concern for wheelchair, mobility scooters and pushchair users. On a positive note there have been recent improvements to pavements making them accessible to all on Leeds Road.

There are no dedicated cycleways within the village mainly due to the narrow highways. Everyone - walkers, runners and cyclists alike has good access to the 'Lines' running north-south to the west of the village, however this is primarily a recreational facility.



Closed off entrance to ginnel from High Street

## Footpaths and Pathways

Kippax is networked by a number of dedicated footpaths (16) and Public Rights of Way (8), although there is evidence of many more unregistered or historic rights of way. Despite the presence of a number of footpaths and ginnels, villagers have noted that many of these are inaccessible for a variety of reasons.

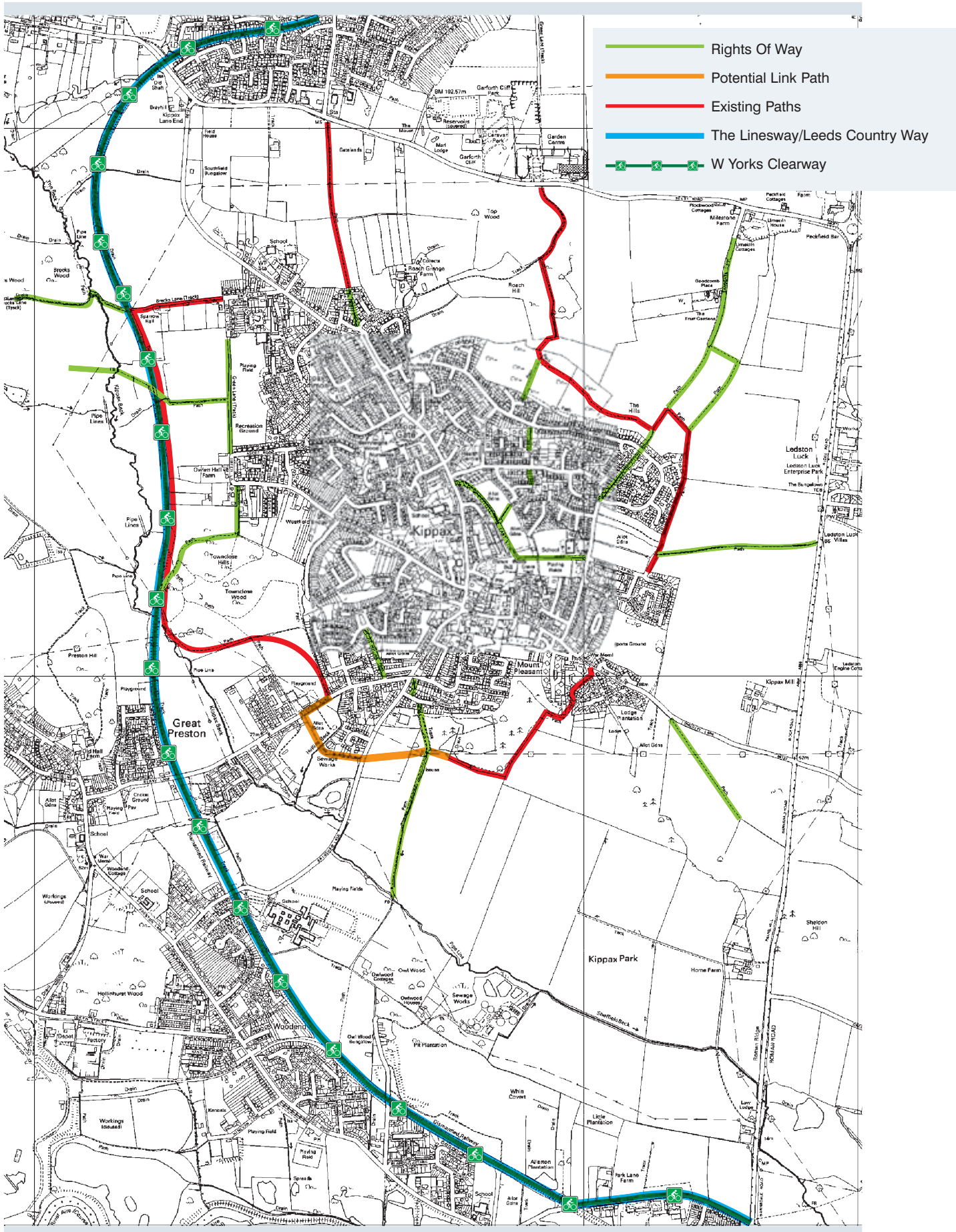
Villagers have suggested that some pathways are blocked. Some are simply overgrown and can be brought back to use by regular maintenance. An example of this is the Tablands footpath, which runs from Gibson Lane, alongside the Ash Tree School and towards the graveyard by St. Mary's Church. This was cleared to form an adequate

thoroughfare from what was a single file pathway. Regular maintenance is required to ensure pathways remain open. Whilst this is not strictly a planning issue, it is of concern to people moving around the village on foot.

Certain pathways have been impeded by development that has either reduced, or in some cases prevented access. Secondly there is 'perceived inaccessibility' where a thoroughfare is open and useable, but has poor lighting, litter spoiling or poor surfacing. Poor lighting of footpaths around the perimeter of the church and graveyard can encourage anti-social behaviour and cause residents to avoid using these short cuts to the village centre.

We are keen to explore ways of linking current footpaths and establishing new footpaths to open a network of access all around the village and to connect all current and potential greenspace areas. By interlinking and connecting both formal and informal footpaths we are more likely to ensure that the whole population appreciates these areas and we may be able to ensure their productive survival. Aspirations include extending the possible walks on approved footpaths around the whole village. This is illustrated on the footpaths and cycleway map.

# Map Of Footpaths & Cycleway



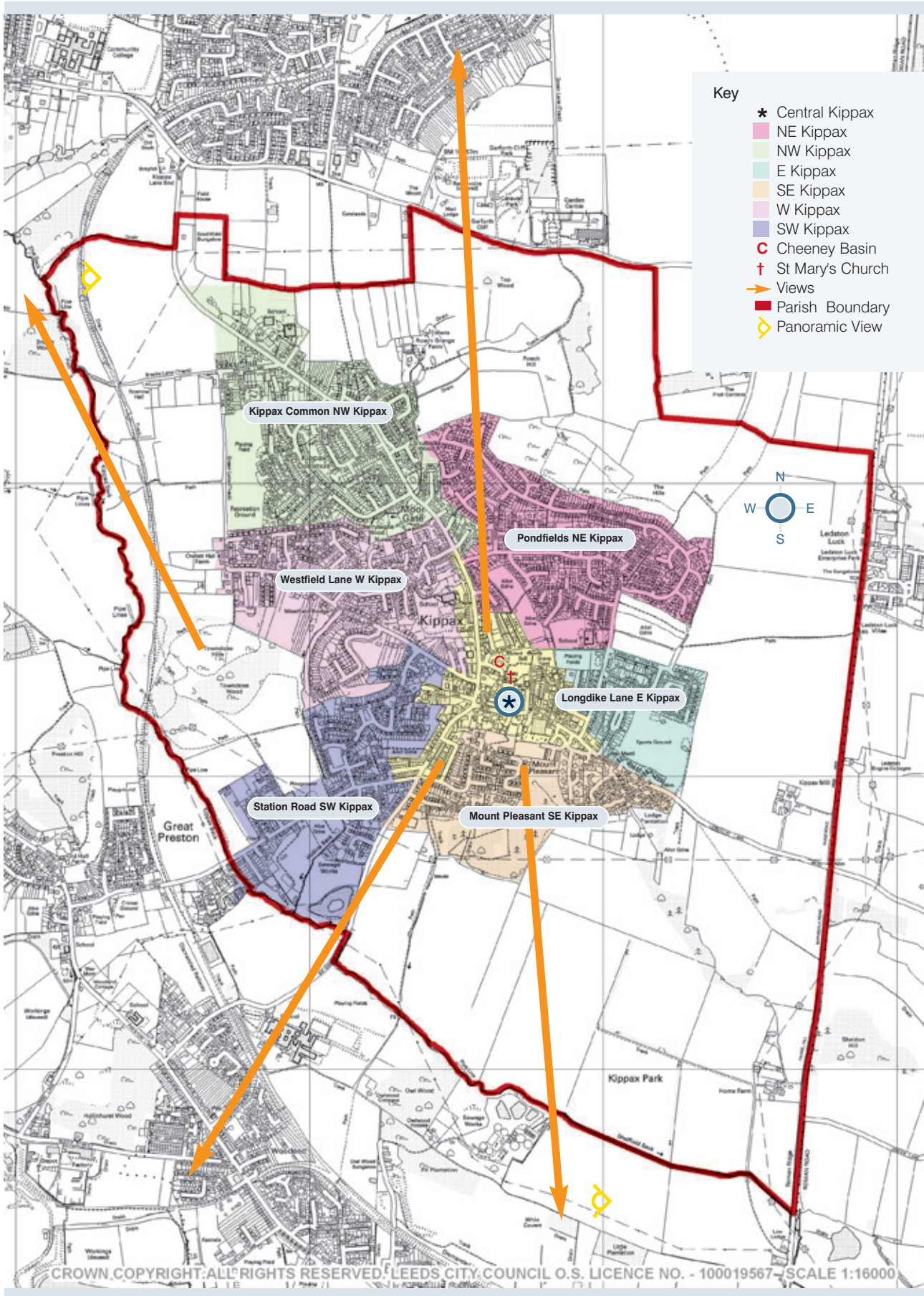
## Guidelines

- All new development within Kippax, including conversions of existing premises, should be designed so as to relate appropriately to its location, paying particular attention to the following considerations:
  1. Due account should be taken of the assessment of the listed buildings and buildings of local importance referred to in the Built Environment Section and their contribution to the character of the area in which they are located, in determining any application for development affecting Kippax (Policies N14 and GP5);
  2. New and extended buildings should be in harmony with the predominant character of that part of Kippax and respect the scale, style and detailed design of other buildings in the immediate vicinity (Policies N12 and N13);
  3. The materials used should relate well to their immediate surroundings taking their lead from the predominant materials which exist in the local area in which the development is to be placed;
  4. Planting schemes should be generous and should use locally appropriate species of trees and shrubs to enable the development to be acceptably integrated into the existing visual and ecological fabric of Kippax and its rural environs (Policy N23);
  5. Proposals for new development of a significant size should incorporate an assessment of the relationship of the development to its local environment in accordance with the principles of good urban design. This assessment should be incorporated into a design statement which should accompany any planning application for such developments (Policies LD1 and N24);
  6. New development should provide adequate off street parking to serve the needs of the development without aggravating existing problems of on street parking (Policies T2 and GP5);
  7. New development should protect existing rights of way and make provision for new pedestrian routes and other rights of way so as to preserve and enhance pedestrian access around and within Kippax and the surrounding countryside (Policy N10);
- In determining planning applications the City Council should seek to avoid any harm caused to the amenity value of public rights of way by a change in their character or visual outlook, and should resist any proposals for diversions or closures which may reduce the amenity of walkers or other persons using these facilities (Policy N10);
- The City Council and Parish Council should encourage the active maintenance and repair of the footpaths, bridleways and other public rights of way in the area so as to promote their use and enjoyment by the community as a whole.
- Developers of new housing within Kippax should make an appropriate contribution to either (a) an increase in the amount of accessible greenspace within Kippax or (b) the improvement of existing greenspace facilities, including the provision of play equipment (Policy N4);
- Developers should have due regard for the principles of West Yorkshire Police 'Designing for community safety – a design guide' in the preparation of any development proposal within Kippax.
- The design of new telecommunications installations should be informed by the townscape or landscape where they are intended to be located, in accordance with the principles of good urban design so as to satisfactorily integrate them into the townscape or landscape in such a way as to minimise their individual impact on these factors (Policy N12 and BD13);
- Any development proposals affecting or adjacent to existing ancient stone walls shall incorporate schemes, where appropriate, for the repair or restoration of these walls and have regard to these features in the design of new development and its relationship to the walls. New development shall, where appropriate, consider incorporating walls of similar size and materials into the layout (Policy N25).

## Aspirations

- Encourage the Highways Authority to consider road traffic arrangements and the repositioning of the bus stop at Cross Hills.
- Encourage the Highways Authority to consider new pedestrian crossings to allow safe access to local amenities and facilities at the western edge of the High Street.
- Review traffic flows at key access points into and out of the village, to ensure movement is not unduly impeded.
- Check on roadside parking in Kippax to discover whether parking provision is satisfactory. This needs to be a future consideration to ensure improvement of the streetscape.
- Explore the potential for a direct bus link to the train stations in Garforth.
- Encourage the Highways Authority to undertake a review of all footpath lighting arrangements to ensure that footpaths are adequately lit.
- Review delivery times on the High Street to ensure traffic is not unduly impeded.
- Extend the walk through greenspace from Kippax Common to Station Road to provide a connection between Station Road allotments and Brigshaw Lane, through to Kippax Meadows.
- A themed and co-ordinated set of street furniture should be selected and acquired for the village.
- The provision of a good Skateboard Park in a non-sensitive location should be a priority issue at all levels. Local children should be involved throughout any such project.

# Map Of Local Areas



# Local Areas

During the process of consultation with local residents we ran 'mapping surveys' in 2003 when groups of local people identified seven distinct areas of Kippax which were then used as a basis for our study of the built environment. The hub of the village is the Central Area and at its heart is the High Street. Radiating out from this largely commercial area, are the other mainly residential local areas. Each of these has its own unique blend of style and character.

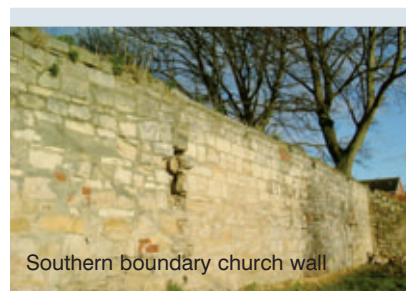
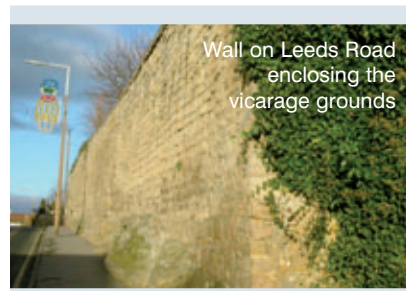


## Central Kippax area (including High Street)

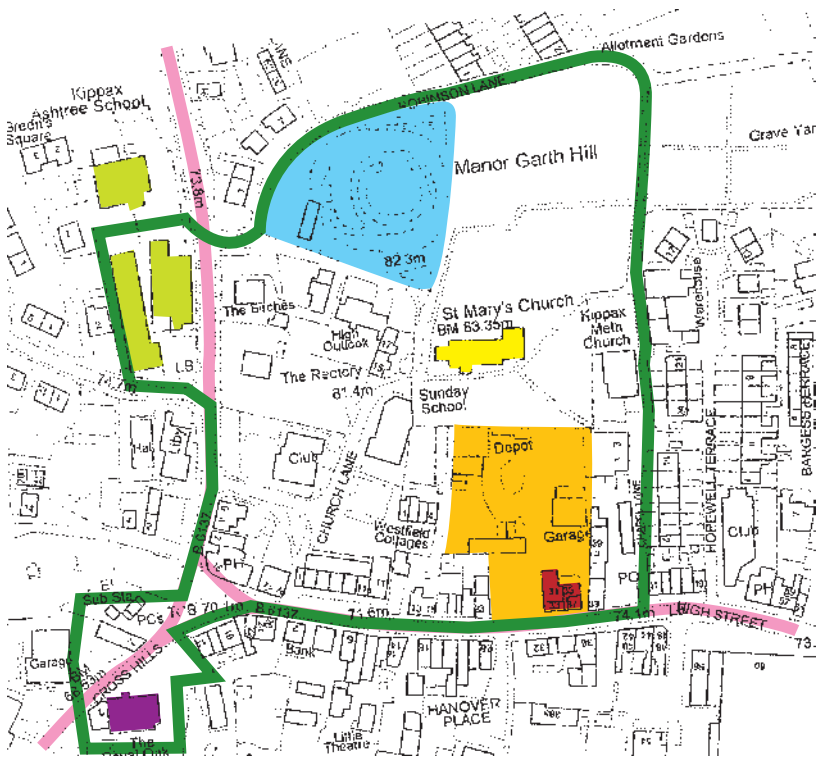
Characterised by Edwardian, Victorian and more ancient buildings of local importance Central Kippax holds much of the built heritage that villagers appreciate and wish to enhance and protect. The layout is thought to be based on a Norman era ground plan. Almost all the architectural styles used in the village are represented in the High Street, which begins at Cross Hills, the ancient centre of the village going in an easterly direction, rising slightly and curving to the left. Our questionnaire demonstrated that the community values the old buildings and walls in Kippax town centre and has expressed a wish to preserve them. Some buildings have been rendered over existing limestone frontages, losing much of the attraction of the traditional finish and it would add to the general appearance of the High Street if, where practical, these could be restored to their original state. As with other local buildings in need of attention, this would probably also require careful replacement of worn stone.

Although scattered throughout the village, the old walls are a significant feature of the High Street area, and action must be taken to repair and maintain them.

The church, the epicentre of village life since the 12th century, was effectively removed to the background by a wall separating the church and its grounds from the village centre. It cannot be accessed directly from the High Street. The image above right shows the southern boundary wall of the church precinct. The remaining historic fabric of Kippax is a huge asset. The network of ancient stone walls, ginnels and buildings of true character spread across the centre give residents a sense of the real worth of the area and a context to our core community – we should all be sensitive to its value



**Map Of Proposed Conservation Area**



- |                   |  |                   |  |
|-------------------|--|-------------------|--|
| Ancient Monument  |  | Royal Oak         |  |
| St Marys Church   |  | Grade II Listed   |  |
| Suggested Site of |  | Georgian House    |  |
| New Town Square   |  | Grade II Listed   |  |
| Victorian School  |  | Proposed          |  |
|                   |  | Conservation Area |  |
|                   |  | Main Roads        |  |

Accelerated change over the last one hundred years or so has obliterated much of the built heritage of Kippax. Present day Kippax has a few buildings left from earlier times that are worthy of preservation and it is the wish of the residents that these buildings be preserved and enhanced.

Recent changes have resulted in the demolition of the 'Old Institute' building on Chapel Lane. A block of flats will take its place standing close to the church boundary. There is a need to protect the setting of the church; enhance the site of Cheeny Basin and protect other buildings identified as being of merit in Kippax, for example the old Infant School on Leeds Road. The aspirations of the village residents were clearly in favour of the retention of the Victorian School Buildings for community use. (See Appendices)

For all these reasons we now propose that a defined area of Central Kippax should be designated as a conservation area.

The placement of bus stops at Cross Hills road intersection creates traffic congestion. Repositioned bus stops near the proposed new crossing locations would reduce congestion caused by public transport.

**The High Street** is the main shopping and business centre of the village and it is situated to the south of the highest part of the village. It is not a thriving central area and is in need of regeneration. Some properties on High Street have reverted to private dwellings, contributing to its changing nature. The attraction of the High Street as a shopping destination for residents should be encouraged through its refurbishment and enhancement to ensure that it has a pivotal role in the life of the Kippax community, which it serves.

Ideas for improving the High Street area came from the residents map workdays. Safe pedestrian routes could be provided linking the west side of Kippax with the central shopping area.



Cross Hills. The public toilets are not used as such. Kippax does not have a public toilet



Accessing amenities and facilities at the west end of the High Street area is not easy on foot. The main traffic bearing roads running through the centre of the village are busy and safety is an issue where these roads intersect. A pedestrian crossing approaching Cross Hills from Leeds Road, opposite the library and school would make a walk to the library and school less dangerous. A second crossing is also needed before the roundabout on Butt Hill.

The village of Kippax does not have a 'centre' in the sense of a communal space or meeting place; there is no physical focus for the wider community. The nearest to a gathering place for residents is a strip of wide pavement outside the supermarket. Occasional glimpses of the church can be seen at some points from the curved High Street, this shape prevents a complete view of the street from any one point which provides for an interesting experience.

An exchange student studying Urban Planning at Leeds Metropolitan University suggested opening up the High Street to make a central Community Square. The site identified is located between numbers 23 and 33 High Street. If developed, such a space could provide a gathering place for the community, attracting more people to central Kippax and perhaps generating more retail and business opportunities in this area. A connection through this site, via a footpath, up into the church grounds, along to Cheeney Basin and across to the school building on Leeds Road would further open up this central area. This new route would link into existing footpaths around the graveyard completing a network around and through the historic centre of the ancient settlement.

### Guidelines

- Development which may harm or obstruct existing views from the High Street to the open countryside should be resisted (Policies N12 and BD2);
- In Central Kippax, developers intending to carry out development affecting buildings in the High Street frontage which are known to be built of magnesian limestone but which are currently rendered, shall be encouraged to investigate the removal of the render and the improvement/replacement (where necessary) of the worn stone (Policy GP5);
- Within Central Kippax the design of shop fronts (including the introduction of shop front security measures) and associated shop signage should respect the character of the building and the architectural components which make up the building (Policy GP5 and BD7);
- In accordance with policy N22 of the Leeds Unitary Development Plan and in association with Leeds City Council the designation of a Conservation Area centred around St Mary's Church and part of Central Kippax (see map) will be investigated. Any development proposals within this area, prior to any formal designation of the Conservation Area, should have regard to the special character of the buildings and the relationship between these in the preparation of any such proposal.

### Aspirations

- A Community Square would bring a much needed central focus to Kippax Village. A far-reaching project such as this would give an enormous boost to the centre and make the whole High Street area more attractive for public use.
- The former Victorian school should, wherever possible, be brought back into use as a valuable community resource.
- There is a need for public toilets in the High Street area, possibly sited at Cross Hills. Further investigation into funding and viability is required.
- Acquire new heritage signage in the High Street area which could name and show direction to interesting village features, for example, Cheeney Basin.
- Consideration should be given by the City Council to the use of planning legislation to ensure the upkeep of listed and other historic buildings.
- There is a need for a bigger, better permanent youth facility in Kippax.

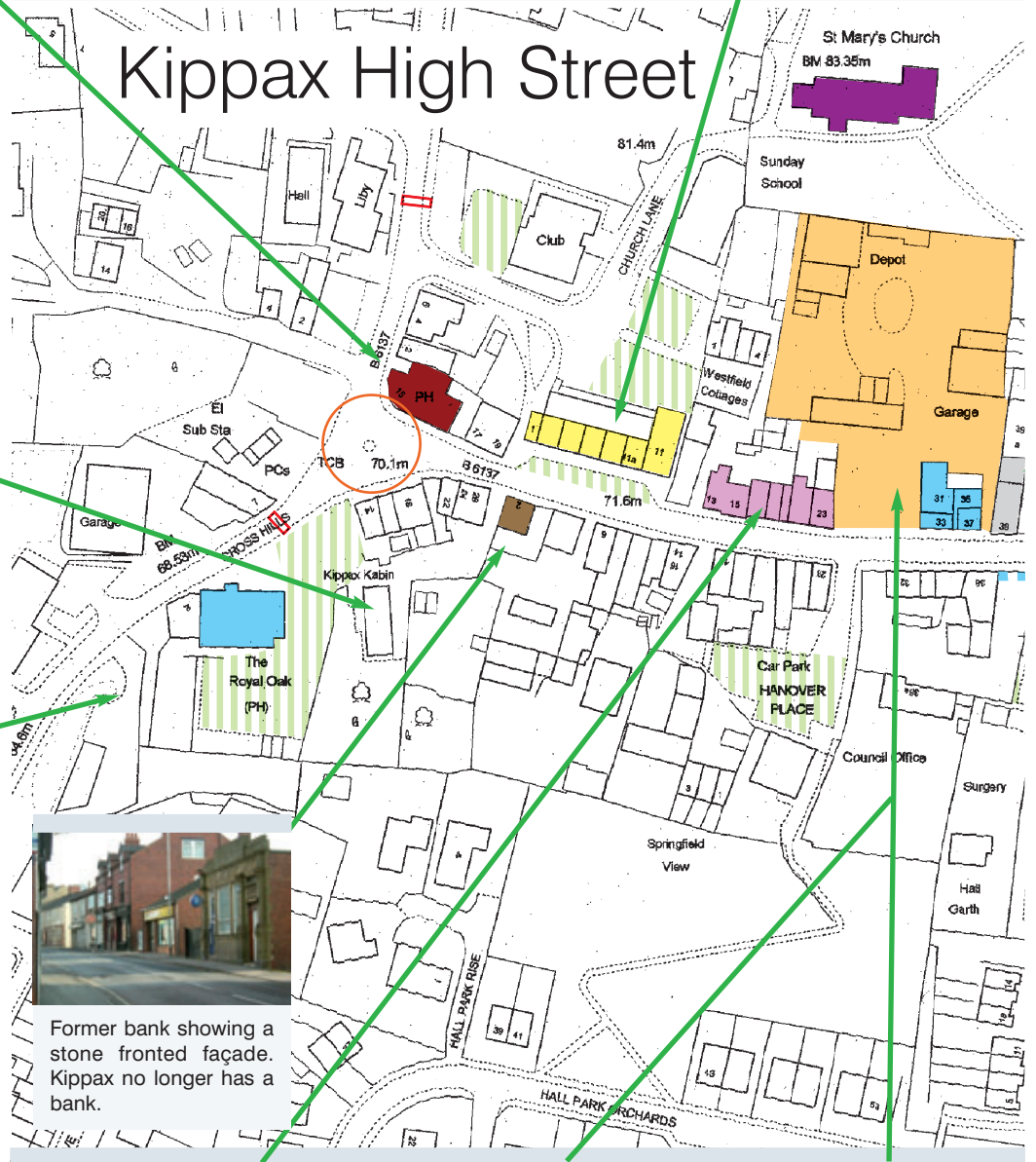


The White Swan is a pre World War 1 Art Nouveau style building on the corner of Leeds Road. This contrasts with a 1970s plain red brick parade of shops and offices on the opposite side of the road.

On the north side is a 1960s brick and concrete three-storey retail parade, which has flats above, and car parking in front. This parade is out of keeping with the rest of the High Street. Stock deliveries are made at the front of the premises; this practice causes congestion on the High Street at busy times. There is an entrance to the rear of the premises.



Kippax Kabin, a small pre-fabricated building is the only specific amenity for youth. A better, bigger, permanent facility is recommended for the youth of Kippax.



Butt Hill Garden a KCEF project in 2004 A panoramic view of the lower Aire valley can be enjoyed from this site



Former bank showing a stone fronted façade. Kippax no longer has a bank.

- Pedestrian Crossing
- Proposed Pedestrian Crossing
- Meeting Place
- Suggested site of New Town Square
- Large Supermarket
- Former Bank
- Car Parking
- Grade II Listed Buildings
- Grade I Listed Church
- 1960s Retail Parade
- Shops On Old Building Line
- Former Farmhouse
- PH White Swan
- Restaurant
- Busy Intersection
- Former Public Convenience PC



1. Red brick houses and business premises are on the older building line. A break in the façade shows a small open space at present used for commercial purposes.
- 2/3. When approached from the south the first view of the High Street is a gap in the buildings next to the Grade II listed building. Poor quality buildings occupy this site where a garage and auto allied businesses operate.

1. Next to the listed building after the gap in the street facade is a former farmhouse.
2. The north side of the High Street continues from the pedestrian crossing with a raised parade of shops converted from a row of brick houses at the end of which, over a small road, is the former cinema building dating back to the 1920s. The former cinema has a remodelled front and is now used for commercial purposes. It is close to the Old Tree Inn and adjoining large residential property converted from part of the now defunct Kippax Co-operative Society building. A small modern single storey service business completes this part of the High Street.
3. The entrance to a residential area forms a fairly open space next to a former farmhouse which is now a restaurant. This is separated from a mixed terrace of houses/shops by a narrow ginnel, which is closed off by gates.
4. The terrace leads almost to Gibson Lane, and the north side of the High Street concludes with groups of ancient small cottages rendered and painted. Some of these have stepped gables, which indicate they may have had thatched roofs at some point in the past.



\* High Street eastern end looking down High Street

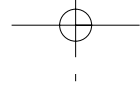


\* View from Mount Pleasant towards church tower



On the south side, almost opposite the Grade II listed building, are a former house and garden. Access to the garden is through a pair of Grade II listed Gate Pillars which are marked on the map. A further block of Victorian retail/business premises ends at an access road leading to Hall Park surgery and car park.

1. The supermarket on the south side of High Street is out of scale with the rest of the buildings. There is a marked absence of windows in the design of the frontage to the left of the gable, giving the building a soulless look.
2. Two traditional Victorian shops are next, before a small parade of single storey 1960s premises, which are set back from the older building line.
3. The white rendered Commercial Hotel has a small car park to the side adjacent to a road, which leads to an older stone house followed by two further shops. These are separated by a side road from a short final terrace of properties, the boundary wall is of mixed stone/brick, terminating in a single storey rendered structure that is the last building on the south side of the High Street.



### **Pondfields** (Sandgate Drive and Ashgroves) 1970 –1980s (NE Kippax)

This area sweeps upwards to the north and east from a low point at the bottom of Gibson Lane and forms an arc of relatively modern mainly low rise, well kept properties and gardens. This area provides access to green walks around the whole north east perimeter of the village. The area can best be viewed as a whole from the start of the footpath opposite the Garden Centre on the A63 looking mainly south and southeast.

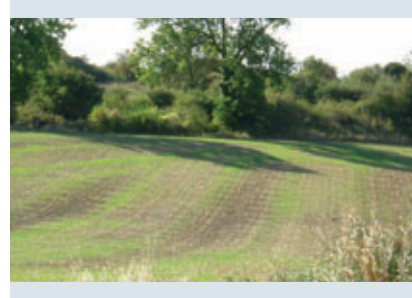
In this neighbourhood most houses are brick built, using a variety of colour and finish. They are mainly detached properties with some semis. Most properties in the Sandgates were built on concrete rafts. There are extensions to the side and front of these properties, but they have still maintained an open plan frontage. Before building the Ashgrove estate the land had to be drained and filled; the houses stand on land that was prone to collecting water in shallow ponds, hence it is known locally as the Pondfields.

A home for the elderly, a former chemist's shop, Dental Surgery and a Health Centre, are located at the entrance to Gibson Lane.

The image below right (taken in February 2005) shows the new health centre nearing completion. The frontage is on Gibson Lane. The new two-storey building, almost double the size of the single storey Health Centre demolished in May 2004, includes an integral pharmacy. A local action group was formed to register objections to the design of the first proposed replacement building. Residents met with Planners, Ward Councillors and Colin Burgon MP, successfully finding a way to modify the proposed building. There are still concerns about roadside parking causing congestion at the junction of Gibson Lane and Leeds Road.

At the lower end of Sandgate Drive, open green space lies next to the beck that flows beneath Leeds Road; it is one of several similar sites in Kippax. Whilst fly tipping is not a planning issue, rubbish tends to be dumped along the beck, and following local concern has recently been cleared by the KCEF.

Roach Lime Hills, known locally as The Roach, is a Site of Special Scientific Interest (SSSI) and lies just beyond the north eastern boundary of the village parallel with Sandgate Drive.



Gibson Lane to Roach Lime Hills



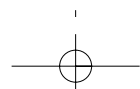
Moorleigh Nursing Home, Gibson Lane



New Health Centre from Moorgate Drive off Gibson Lane



Sandgate Drive





**Longdike Lane** (East side of Kippax)

Longdike Lane is a relatively flat area extending from the end of the High Street to the eastern extremity of the parish boundary and out of the village. Extending north and south of the lane the area is a combination of clusters of old and new residential properties, farmland and recreational sites. Beyond the village gateway stone there are extensive southerly views and a footpath down to Castleford as the village gives way to a fully rural aspect with an old mill at Mill House farm and cherry trees hedging the road.

North of the lane the area is characterised by municipal housing, comprising of a mixture of terraced and semi detached properties. This area also includes bungalow dwellings for the elderly that start on the fringe of the High Street area and stretch back towards Gibson Lane allotments.

The War Memorial is located on Longdike Lane, next to a small development of red brick houses with internal wood frame construction. These houses were built in the late 1980s.



War Memorial



Park Avenue



Playground at Welfare sports ground

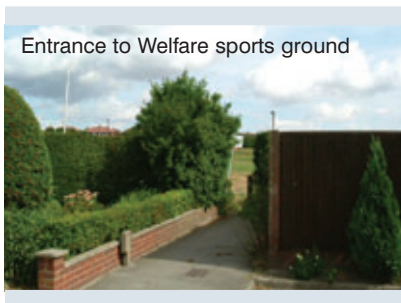


Rugby Enthusiasts

The Welfare Social Club encompasses sections devoted to sport, such as cricket and rugby. On this site is a small, poorly resourced play area for young children. It is the only children's playground provided in Kippax. Some young mothers, who have transport, take their children to a neighbouring village, to use the children's play area there. This practice is increasing, much to the consternation of the residents of Ledston Luck. A playground action group formed from KCEF

members, local mothers and a Parish Councillor, has the support of all Ward Councillors. Their research has shown the preferred site for a children's playspace is the existing playground at the sports ground. This play area at the Welfare site needs to be extended and refurbished according to the wishes of residents and children.

An entrance to the Welfare sports ground from Park Avenue gives residents easy access to this site from Park Avenue.



Entrance to Welfare sports ground



Gibson Lane allotments

There is a private, well established allotment on Gibson Lane. Council owned land used for allotments is also located within the village. Near Manorgarth Hill, within the site of Ash Tree School, there is an attractive environmental area including a large pond. The Community Centre on Gibson Lane is a small single storey building with car park, which stands next to the Ash Tree Primary school site.

**Aspirations**

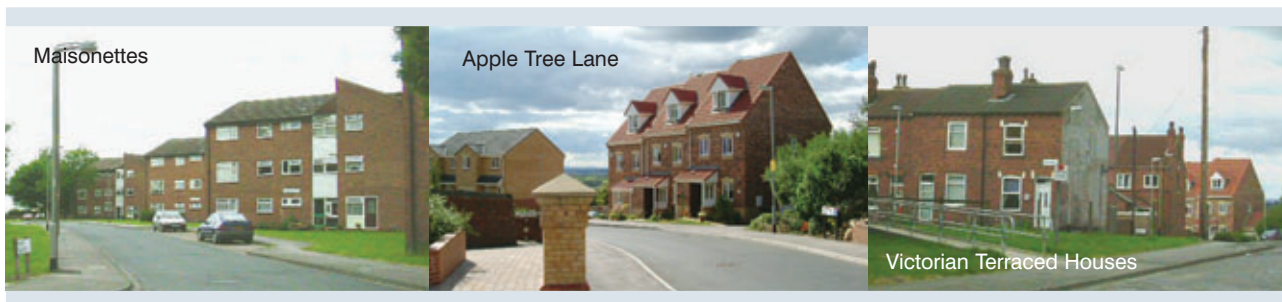
- The existing playground should be extended and refurbished according to the wishes of residents and children.



**Mount Pleasant (SE Kippax)**

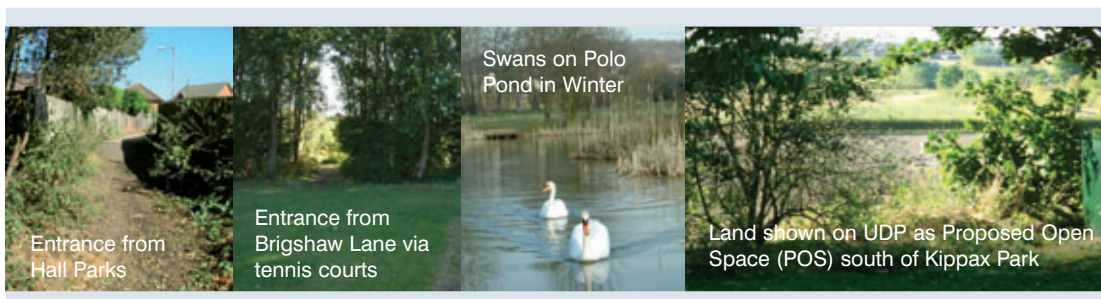
From the rear of the of the High Street the land falls away south down and across an escarpment which levels out at the southern most edge of the parish boundary meeting farmland and countryside. Characterised by dwellings from all periods from the Victorian onwards the area also has excellent walks around the southern perimeter of the village and Kippax Park and Meadows, an area of accessible grassland, unused and unknown to many residents.

Behind the High Street are rows of red brick built Victorian terraced houses. Eight blocks of maisonettes and a resident’s Community Centre dominate this area. The building housing the Band Club is located on Mount Pleasant. Apple Tree Lane is the only access road to the new estate that lies behind and below Mount Pleasant, on the steeply inclining site south of the High Street. Some of these red brick properties are three storeys high. The Hall Park Estate, composed mainly of brick built semis and some bungalow dwellings, lies further south, on the lower slope of the escarpment.



Open land beyond the built up area is Kippax Park and Meadows; this is lower lying and a second tier ecological site, classed as meadow. Access to the park is via several entrances, near Mount Pleasant, Hall Park and Brigshaw Lane. The entrance to Kippax Park from Brigshaw Lane via the car park and along the side of the tennis courts, is shadowy and cannot be seen from the road. It requires signposting. Many residents are not aware of the countywide value of Kippax Park and Meadows. It is an attraction that needs to be made known to the public.

Along Brigshaw Lane is a fishing pond. Situated in the Lower Aire Valley, Kippax lies on the flight path of migratory birds, and both residents and visitors alike are able to enjoy the changing bird population throughout the seasons.



**Aspirations**

- A review of amenity signposting is suggested to ensure that residents are aware of all leisure and locations of natural interest, including Roach Lime Hills (SSSI), Townclose Hills (LNR and SSSI), Kippax Park and Kippax Meadows.
- Regular contact by the local community should be made with Leisure Services to ensure the necessary management of these protected sites.



### Station Road (SW Kippax)

This area encompasses the southern and western exits from the village. Low lying for the most part, a railway station on the fringe of Kippax originally served the area. Separated by elevation and distance from the centre of the village, the community has distinctive characteristics and a wide variety of uses, ranging from retail and workshops, to a Leisure Centre with swimming pool and an eclectic mix of housing.



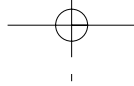
Going south from Cross Hills there is a mixture of properties, older red brick terraces and semi-detached houses with very small front gardens enclose Butt Hill, and parking is at the rear. On the right, further down the hill is an estate, consisting of cast in-situ houses built in the 1950s to house mineworkers from the northeast. It is a large estate with scattered patches of grassed areas in between. The appearance of the houses vary with some suffering from poor maintenance.



The large Leisure Centre building dominates the whole area; it has an air of neglect and is in desperate need of external and internal refurbishment. However, it is an important community facility and efforts should be made towards its improvement. Adjacent to the Leisure Centre is Townclose Hills Local Nature Reserve, which is a nationally important nature conservation site (designated as a Site of Special Scientific Interest) due to the outcrop of Magnesian Limestone. It is a wonderful asset for the people of Kippax and provides opportunities for informal walks, however motorbikes invade the area. There was once a playground close by and a new playground would be a welcome resource for parents of young children. Opposite the Leisure Centre there are allotments on the left, followed by an unplanned mixture of property including a garage, takeaway and some stables. In this area there are good access points to the 'Lines', which is a walkway following the old railtrack route. Within a few minutes walk there is easy access to a variety of amenities. Kippax Park & Meadows is of countywide importance for its limestone meadows, designated as a Site of Ecological and Geological Importance (SEGI) and is an ideal natural open space for walks. Fronting onto Brigshaw Lane is a well-maintained municipal bowling green. Further along Brigshaw Lane there is a popular fishing pond, known locally as 'Polo Pond'. There is scope for improving the parking facilities at Polo Pond and the condition of the notice board, which has not been maintained.

#### Aspirations

- The Leisure Centre is an important community facility, but is in need of external and internal refurbishment.
- There is a need to replace play structures on the site of the former playground on greenspace close to the Leisure Centre.
- At Polo Pond there is scope for improving the parking facilities and the condition of the notice board.



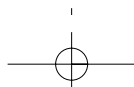
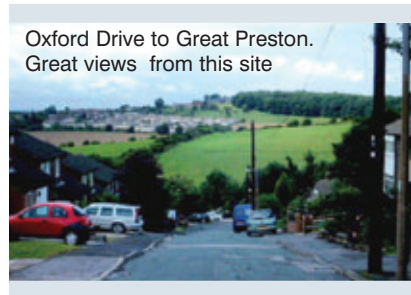
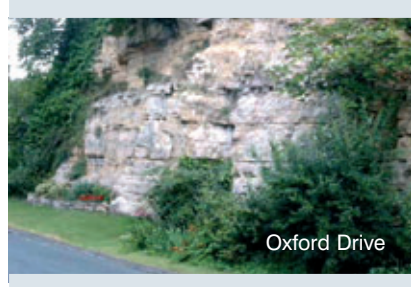
**Westfield Lane (W Kippax)**

This area consists of mostly private dwellings, the style and age of which is very mixed. There are a few commercial enterprises; one is a security firm operating in a converted building at the south side of the lane. At the end of Westfield Lane there are some livery stables and a building company is nearby. A former shop has now been converted into a private residence. Going west down Westfield Lane the street is lined with older 1920s red brick houses and more modern pale brick bungalows on the south side. There has been no apparent planning to the pattern of buildings.

Oxford Drive is a crescent built in the region of old magnesian limestone quarries. The crescent dates from the 1970s to the present day. As a consequence of superb views from this street it has become a popular place for additional properties, which could cause problems since the road is narrow.

The houses lining Westfield Lane on the north side at the far end have smaller front gardens but longer than average rear gardens, and have the potential of becoming valuable building plots. This could cause the area to lose its low-density feel and detract from the neighbouring Townclose Hills Local Nature Reserve - which is already being damaged by unauthorised planting and dumping of garden waste.

Well Lane is a short lane running parallel to Westfield Lane. It is steep with old stone walls, and is lined with private dwellings built at different periods and in all styles and sizes.







**Kippax Common** – including the Moorgates and Leeds Road (NW Kippax)

This area lies north-west of the village centre, adjacent to Leeds road and the remains of Kippax Common. On the northern outskirts of the area Kippax North Primary School, tucked in just off the main road, serves a wide catchment area in an area of mixed residential development. The only business at this end of the village is a complex of older buildings, previously owned by NTL. Leeds Road is lined with older red brick semi-detached and detached properties, occasionally interspersed with modern private properties. Going towards the village centre is Calvert Close; these properties have an individual open appearance and are well maintained.

Following these is a larger more uniform estate built in the 1960s. The mock Georgian houses built in light coloured brick have some individual features, and are interspersed with a small parade of shops, a garage and a public house. On the other side of Leeds Road there is a large municipal estate, built during the 1950s, based around the area referred to as the Birches. The houses are all red brick and semi-detached. The appearance of the estate has been enhanced by many of the properties becoming privately owned. The houses surround the site of a demolished row of shops, which is in great need of regeneration. There is also a derelict children's playground, which needs rebuilding. Sandwiched between this estate and the playing fields are some homes for the elderly and social priority family homes (Housing Association). A successful bowling club can be found on the edge of the Common.

There is a demand by builders to buy land and develop anywhere, but Emley View built at the end of the village needs to be the last. This cul-de-sac of 13 houses dominates the views, and highlights the danger of Kippax edging towards Garforth. We need to keep the remaining green belt as a buffer between Kippax and the rest of Leeds.

Built on the west side of Leeds Road is the estate known as the 'horse racing' estate, as the streets tend to be named after popular race courses and events. The bulk of this estate was developed in the early 1980s. It is a mixture of bungalows and semi-detached houses. There are streets of identical light bricked dormer semis, with open plan gardens still to be seen. Surrounding Ebor Mount the houses are smaller in size with Georgian style windows. Many owners have felt the need to personalise or extend their properties.

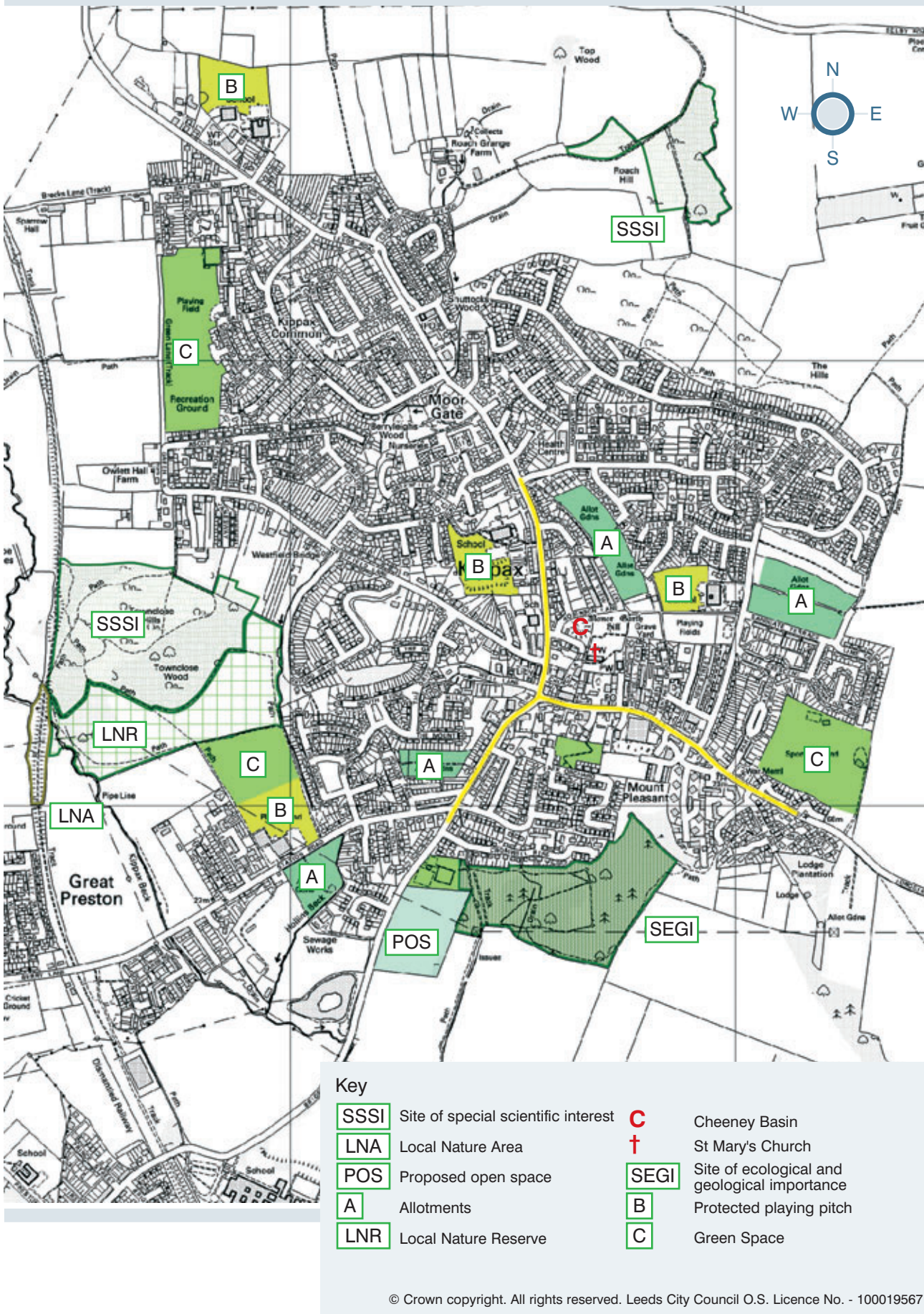
Another area is to be developed with 24 houses to be built on the site of a former nursery, surrounded by other developments and properties. Villagers are concerned that these houses will create more traffic congestion in Kippax and increase hazards at the site entrance on Leeds Road. Also off Ebor Mount is Greenfield primary school, and as its name suggests it has one of the few green areas safe from development.



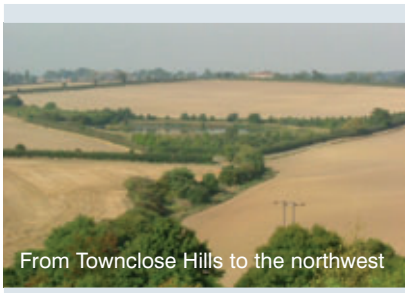
**Aspirations**

- North Kippax does not have a children's playground. The former children's playground in this area needs rebuilding.
- The site of the demolished shops requires regeneration to bring about environmental improvements and provide retail facilities for local people.

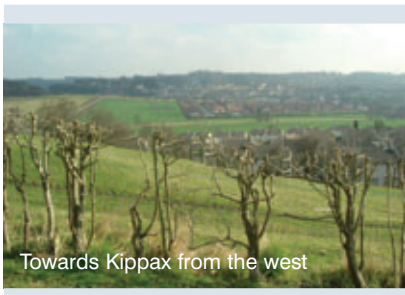
# Map Of Greenspace



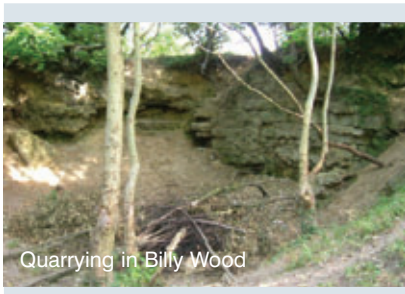
# The Natural Environment



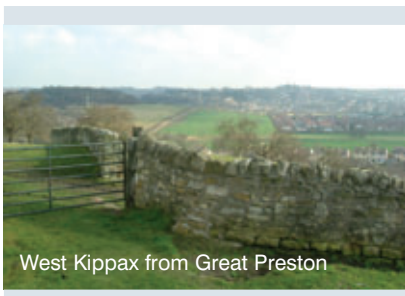
From Townclose Hills to the northwest



Towards Kippax from the west



Quarrying in Billy Wood



West Kippax from Great Preston



South & west Kippax showing setting in lower Aire valley

The landscape around Kippax can best be described as arable fringe farmland. The area is influenced by its lower Aire valley characteristics, with undulating farmland, large open fields and low cut hedgerows. Kippax is situated on the border of the younger Permian rocks forming the magnesian limestone stratum and the coal measures. Magnesian limestone was used for building from about 1100AD, when the church of St. Mary was built, until the mid 18th century when brick began to be used. Quarrying is visible within the wooded areas of Townclose Hills Local Nature Reserve (LNR) and is known to have taken place at other sites in the area. It is the magnesian limestone which gives rise to the special nature conservation value of many of the remaining open spaces in Kippax such as Townclose Hills (LNR and SSSI), Roach Lime Hills (SSSI), and Kippax Park & Meadows a Site of Ecological Geological Importance (SEGI). These sites are so important because the magnesian limestone leads to special assemblages of lime-loving plants and animals. This is evident at Townclose Hills on the plateau grassland during the summer and also through the recently discovered presence of glow-worms (being one of the few sites in West Yorkshire where they exist). Townclose Hills was featured on television in June 2003 after a survey party sighted glow worms on 16th June and since then annual organised Glow Worm Spotting Walks have become a well-attended community event.

The presence of two nationally important sites (SSSIs) and another of countywide importance (SEGI) makes wildlife one of Kippax's greatest assets.

The views from the village of Kippax are extensive and varied ranging from the moors between the Aire and the Wharfe valleys in the northwest to the southern edge of the Vale of York in the southeast.

It is possible to identify the wind turbines on the Pennines near Oxenhope and follow the line of these hills down to the Peak District National Park in Derbyshire. In the foreground South Leeds, Methley and Wakefield are all visible. To the south the view becomes more industrial with parts of the M62 motorway visible in the lower Aire valley. Redundant waste heaps and buildings from the days of the South Yorkshire coalfields contrast with new industrial estates, shopping centres and leisure parks, showing how industry and changing lifestyles have affected the environment.

Looking further east, Ferrybridge Power Station dominates the southern edge of the Vale of York as the landscape becomes more rural and arable farming takes over. From these views it is apparent that man has used the natural resources available to him, from the prevailing winds of the Pennines to the coal in the south of the area, to generate power for his needs.

### Guidelines

- Formal or informal greenspace and other sporting or recreational facilities within Kippax and its neighbouring countryside should be protected from development that would result in an overall loss or disbenefit in terms of public recreation sports or amenity. (Policies N1, N6 and Leeds City Council SPG 'Greenspace relating to new housing developments'):
- Where development is to be permitted on the edge of Kippax (but outside the Green Belt) or on other sites within Kippax which are prominent from the surrounding countryside:
  1. Landscaping schemes will be required to achieve a satisfactory transition between the proposed development and the open countryside, for the purposes of preserving or enhancing the visual and ecological value of the countryside around Kippax (Policy N24)
  2. The granting of planning permission should be restricted for (a) inappropriate development in the Green Belt around Kippax and (b) any development which would materially harm the special quality of the landscape or ecological features in and around Kippax (Policies N24, N33, N37, N49 and N50)
  3. Wherever appropriate, valuable woodlands, trees, hedges and other landscape features in the countryside around Kippax should be protected and enhanced (Policies GP5 and N12).

### Aspirations

- The value of the Green Belt, which surrounds Kippax, should be recognised and protected, where possible, in the Local Development Framework for Leeds.

## Greenspace And Trees

Kippax has numerous areas of open greenspace; the majority is used for sports and recreation, nature reserves, several lots of common land and numerous allotments. The majority is tended but there are some neglected patches. Most of the village's greenspace is at the northeast, southwest and eastern boundaries of Kippax, but it also exists around the orbit of St. Mary's Church as cemeteries. In addition, large portions are located around local schools. It is vital that these areas of greenspace are protected to preserve the already restricted access that villagers have to open recreational and leisure space.

The random pattern of greenspace, both large-scale surrounding the village and the smaller patches within the built up area, is a scattered resource. There are islands of such land in many parts of the village including the land behind properties fronting onto Butt Hill, Well Lane and important residential areas south and east of the High Street. Mapping survey work by postgraduate exchange students from Leeds Metropolitan University, Marcy Kinzel and Mike Millett (see inside back cover), brought our attention to the important relationships between these areas.

Cheaney Basin to the northwest of St. Mary's Church has always been a source of curiosity in the heart of Kippax and recent geophysical surveys have brought new interest to the area, confirming that it is probably the medieval site of a fortified manor with ditches on two sides.

To the south of the village, the large area between Kippax Park & Meadows and Brigshaw Lane is designated as Proposed Open Space (POS) under UDP plans to improve and provide more greenspace. This designation should attract positive attention as an area of major potential for the community and we must ensure that all such future opportunities are recognised and carefully examined, whilst ensuring that there is no damage to ecological interests.

Hidden away amongst existing developments are a surprising number of islands of undesigned greenspace that have become marooned during the gradual expansion of the village. Our concern for these is that they do not become the targets of random or encroaching development. Whether these undesigned green spaces are improved and maintained for formal use or left as semi-natural environments we should be constantly alert to losing these refuges of wildlife and character. Where possible we need to identify ownership and responsibility for these sites.

The abundance of varieties of new and indigenous trees in and around the village both in clusters and individually is at the heart of the semi-rural atmosphere of Kippax. Although our trees are a highly appreciated sensory amenity, which we must protect and enhance, there is as yet no co-ordinated effort to encourage the planting of new trees or to protect existing ones. There are already many individual trees with preservation orders and we are seeking to increase the number of tree preservation orders where possible.



On a walk in the wooded part of Townclose Hills (known locally as Billy Wood) we found evidence of broken trees. Whilst accepting that well managed thinning out and coppicing of some trees and shrubs enables ground cover plant species to thrive, the unauthorised or unnecessary destruction of trees is totally unacceptable. Protection of this important site is the responsibility of everyone, agencies and residents alike, and we are delighted to see the formation of such groups as 'The Friends of Billy Wood'.

All special sites are important, but at the same time we must recognise the value of also managing other landscape aspects such as hedgerows and ponds, whose very familiarity can breed neglect.

We are already seeing evidence of new hedgerow planting and are encouraged by some developers paying more attention to the retention of existing trees where possible, and new plantings where appropriate.

It was clear from the questionnaire just how much all sections of the community value the whole natural environment of Kippax, and as a community we should take steps to further protect and enhance this if we are to retain our village character for future generations.

In the short time since the inception of the Kippax Community Environment Forum and the Kippax in Bloom sub committee, huge strides have been made. A Wildflower Meadow, floral beds and installations of shrubs and decorative plants have all appeared and brought plaudits from residents and awards from Yorkshire In Bloom. Much greenspace has already been enhanced and effectively upgraded but the work demands effort and funds both of which can be difficult to sustain. The whole community is grateful to those who help, practically, financially and through other types of support.

### Aspirations

- There should be a co-ordinated effort to enhance the quality and proliferation of trees in the urban environment including the potential extension of the voluntary Tree Warden duties within the village. In addition, a survey of trees should be carried out by the community and the use of Tree Preservation Orders (TPOs) should be considered, where appropriate. In particular, mature trees at the entrance to Gibson Lane and other healthy trees in the churchyard should be investigated and where appropriate should be subject to Trees Preservation Orders. Established woodland throughout the village is valued and new woodland planting should be carried out, where appropriate.
- The land marked as Proposed Open Space (POS) in the UDP should be retained as informal meadow allowing public access. Any further improvements to Kippax Meadow is likely to damage its ecological value.
- Set up a formal mechanism for the early 'spotting' of future opportunities for the acquisition or improvement of land for community greenspace.
- There is currently no public information on display explaining the importance of Kippax Park and Kippax Meadows, and subsequently their value is being diminished through lack of appropriate management. There should be a co-ordinated effort to raise public awareness about the quality of all existing limestone meadows in Kippax

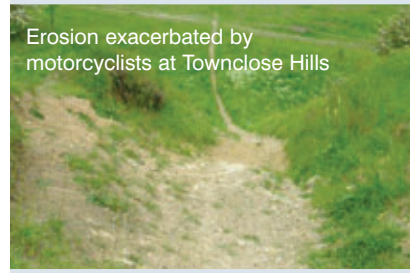
## Special Sites

Kippax is fortunate to have two Sites of Special Scientific Interest (SSSI); Roach Lime Hills to the north and Townclose Hills and Wood to the west. The area south of Townclose Wood is a Local Nature Reserve (LNR) and Kippax Meadows is now a Site of Ecological and Geological Importance (SEGI). The 'Lines' bridleway and cycleway is a Leeds Nature Area (LNA).

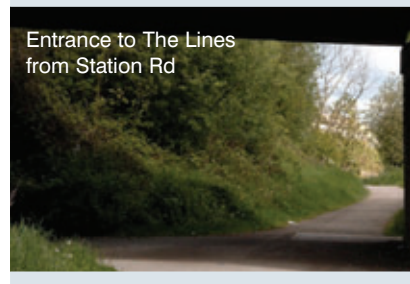
These sites are great assets to the village as recreational areas and visual amenities and their importance should not be underestimated.

ROACH LIME HILLS is an area of magnesian limestone grassland with views over the village to the coal measures and Pennine Hills. Rabbits appear in numbers encouraged by good grazing and ready-made habitats in the holes and waste from limestone quarries.

Erosion exacerbated by motorcyclists at Townclose Hills



Entrance to The Lines from Station Rd



Rubbish dumped in Billy Wood



From Kippax Meadows to NE Kippax in winter



Kippax Meadows below Mount Pleasant in summer



TOWNCLOSE HILLS, known locally as Billy Wood, is a large area extending to over 12 hectares (30 acres) on magnesian limestone and is the largest limestone grassland in the county with SSSI status. Woodland dominates the south eastern part of the site with sycamore, wych, elm and ash evident. The woodland area was assessed as 'unfavourable and declining' in 2002 with areas of vandalism noted. A local group known as 'Friends of Billy Wood' organised as part of the 'People and Wildlife Together Project' have made a real difference to the area. Groups such as this should be encouraged as a way of making more people, especially children, aware of areas such as these.

THE LINES WAY bridle and cycle way lies at the western edge of the village and is predominantly designated as an LNA with a small part of the SSSI overlapping it at the southern end. This area has many spring-fed pools, which are home to sticklebacks and frogs. Brooklime and other water loving plants thrive in this 'micro habitat'.

## Flora And Fauna

Surveys by the Ecological Advisory Survey (now West Yorkshire Ecology), hosted by Parks and Countryside (LCC), show an impressive range of species is present, including field scabious, quaker grass, red clover, yellow rattle, clustered bellflower, cowslips and bluebells. Near the railway cutting, orchid, bulrush and water plantain thrive.



Butterflies thrive in the habitats provided and include red admiral, common blue, comma, gatekeeper and speckled wood. Rabbits are common and stoats, weasels and foxes can occasionally be seen.

Most common birds are present plus woodpeckers, kestrels and visiting buzzards. In winter the berries of the hawthorn scrub attract flocks of redwings and fieldfares.



Artwork by permission of LCC Parks and Countryside Interpretative Design Section

These sites are well-used facilities in danger of abuse. Good management is essential to maintain and improve this valuable part of the village. Enforcement of byelaws will play a vital part in achieving this; the 'Townclose Hills LNR management plan', amended March 2005, to review the extent of the LNR boundary is an excellent target endorsed by the village design statement.

## Aspirations

- Hedgerows, ponds and other areas of valuable habitat which are not designated, should be safeguarded through careful management.
- It is vital that Leeds City Council manages areas such as Townclose Hills (SSSI & LNR) and Kippax Park & Meadows (SEGI) to a high standard.

# The Consultation Process

The Kippax Community Environment Forum (KCEF), a voluntary organisation of residents, was formed in 2001. By February of that year it had a Constitution with its main aims including raising the awareness of the Kippax community and improving the environment for all residents. In May 2002 the steering group for the research and development of the Village Design Statement (VDS) was formed from Forum members. We called ourselves the Kippax Integrated Design Statement (KIDS).

**Research and Funding** It took almost a year to prepare and fundraise to enable this study. Our local Community Involvement Team financed the initial stages, and the Local Heritage Initiative (LHI) has met the major cost of the project. We announced our intention to consult widely with the whole Kippax Community to draw up a VDS based on their views, using the stimulus of an exhibition of photographs showing Kippax over the last 100 years. We advertised the event through posters in local shops and the local free newspaper.

**Key Consultations** The whole of the Kippax Community was invited to take part in key consultations, this included nine to eleven year old children in our three local Primary Schools and young people from Kippax who attend High Schools in the area.

**The Questionnaires** The Countryside Commission's Village Appraisal Pack was customised and formed part of the key consultation for the adult questionnaire. We contacted local schools and had the willing co-operation of both staff and pupils in the consultation process. The older pupils wrote their own questionnaire; the Primary school questionnaire was a slightly modified version of this. Three versions of the questionnaire were then printed and distributed by hand to the whole of the village. This involved distributing forms to 4500 households and five schools during June 2003. To encourage a quicker return we had a competition draw for completed questionnaires from respondents. The returned questionnaires were entered onto a database and analysed by the end of October 2003.

**Mapping Survey** In Summer 2002 our contacts at Leeds City Council, Mark Burgess and Jenny Fisher, facilitated contact with Leeds Metropolitan University and in November 2002 students Mike Millett & Marcy Kinzel came to Kippax and their ensuing experience of Kippax provided us with a fresh look at our village. They were here on an exchange studying Urban Planning and before they left we received their impressions of Kippax. Their work helped inform our mapping survey. During the months of July and September 2003 we held two further events. A local architect, Peter Baker, facilitated two days of mapping surveys that were well attended and enjoyed by residents.

**Exhibition of Consultation Results** In November 2003, at an exhibition, we reported back to the Community asking for their comments on the survey findings.



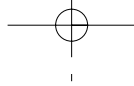
**Informing Kippax and the wider Community** A notice board was purchased for keeping the community informed of our progress. It was erected on the supermarket wall with the permission of the Co-operative Society and support of the local manager. Both the LHI web site and a Kippax Village website run by a resident carry information about the VDS. In May 2004 a dedicated KCEF website was launched - [www.kippaxnow.co.uk](http://www.kippaxnow.co.uk) - where the KIDS team can be reached by email from the Forum page.

**Exhibition of Draft Village Design Statement** A publicised exhibition of the draft VDS took place in the late summer of 2004 at Kippax Library. In October 2004 the draft document went to Leeds City Development Department, our three Ward Councillors, the Parish Council and our local MP.

**The Adoption of the Village Design Statement** After a period of consultation and development the VDS was adopted by Leeds City Council in December 2005. The document will assist in informing future planning decisions in Kippax.







# Appendix 1 - Listed Buildings

The Grade I listed 12th century church of St. Mary is set in its own precinct. The churchyard contains a stone shaft, thought to be the remains of a market cross of unknown date. A former bailey known locally as Cheeney basin is a listed ancient monument.



St Mary's Church  
c1100AD Grade I listed building



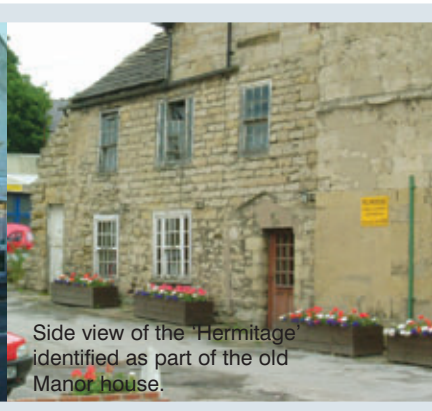
Stone shaft in St Mary's precinct



Numbers 35-37 High Street,  
known locally as The Hermitage  
is a Grade II listed building.



Grade II listed pillars at Highfield  
House – No 38 The High Street



Side view of the 'Hermitage'  
identified as part of the old  
Manor house.



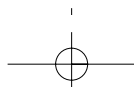
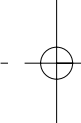
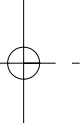
Good views from the former  
bailey, Cheeney Basin.  
An Ancient Monument



Royal Oak. Grade II listed  
building – c1750AD



Grade II listed tower windmill near  
Mill Farm house, Longdike Lane  
possibly 18th Century.



# Appendix 2 - Buildings of Local Importance



No. 5 Leeds Road, currently a Balti Restaurant, dates from the 17th century

No. 39 High Street is a plumber's merchant shop, office and yard. The stone building is possibly an ancient farmhouse

No. 69 High Street, has an original 17th century fireplace

The former coach house of the Grade II listed building formerly a commercial premise is currently vacant.

## Victorian school buildings on Leeds Road/Westfield Lane site

The site of the Victorian school buildings is included in the central Kippax area of the High Street; it holds three buildings and a house. Two of these buildings command a prominent position on the street scene since they are highly visible from the roadside approaching Cross Hills up Leeds Road from the north and up Station Road from the southwest. They are landmarks at the southwestern entrances to the central Kippax business area. In July 2005 this school relocated to another site in the village leaving the Victorian school buildings without a purpose.

The wrought iron railings surrounding the site of the school building have an interesting sickle design and are thought to date from the Art Nouveau period.



The image to the left shows an example of the design of the railings on the wall enclosing the school property. The Leeds Road frontage of the building is shown below. The image bottom left shows the gate pillars with limestone banding.



Work of Marcy Kinzel reproduced with the permission of Leeds Metropolitan University

# VILLAGE OF KIPPAX

*...the street scene in Kippax is a mix of traditional and modern, with a mix of residential and community buildings that has great potential.*

**This context map shows Kippax in relation to Leeds.**

**Map showing walking paths & character zones**

**Map showing the built form.**

**LEGEND**

- Housing
- Private Gardens
- Primary School Grounds
- Public Open Space
- Car Parking
- Historic Church Site
- Allotment Gardens
- Open Space Area
- Degraded Open Space
- Development Opportunity
- Main Vehicle Routes
- St. Mary's Church
- Positive Frontages
- Frontage in need of Enhancement
- Public Foot Paths
- Potential Improved Pedestrian Paths
- Car Dominated Roads
- Positive Features
- Negative Views
- Aligned View of Church
- Potential Restored View
- Existing Pedestrian Crossing Point
- New Pedestrian Crossing Point
- Existing Walking Paths

**Open space is abundant but it needs to be connected with green corridors, and it needs to be redesigned for the community needs and enjoyment.**

**Negative issues throughout the village center.**

**Design strategies to improve Kippax.**

- This major busy traffic dominated intersection is the end of the high street. With a little community pride and maintenance you could have the use of the toilet facility and a decent usable park with a focal point. A piece of art would complement the other landmarks throughout the town. This is a beautiful corner with great Architecture and potential but, it definitely needs pedestrian crossings for safety.
- This node is a leftover thought. You make your way into this node from the green hill below and you are greeted at the high street with a car garage. This is not a very good use of space, it intrudes the facade of the downtown street and is an eyesore. To change and enhance the downtown a different use of this space would be best. Added shops or a small green park would be a better use of the space.
- The market has a large space out in front of it, adding parking and some soft scope it could make it more user friendly and pleasing. The Open corner across from the market has great potential. It could be used as a focal point, public use, or something that represents a landmark. You can use this area of you move through the high street and adding something that catches your eye would live up the space and create some interest.
- This car dominated node has a major bus route through it. It is in dire need of a safe pedestrian crossing. When entering the space from the North you are greeted with an ugly building frontage. Urban regeneration in this area would improve the entry point to Kippax.

# MASTERPLAN GUIDELINES

*The simple addition of a few trees and smaller light poles change the appearance of these spaces make them more attractive to the eye.*

USE	MOVEMENT	SPACE	FORM
<b>COMMUNITY</b> <b>Urban Sprawl</b> The beginning of the 20th century Kippax was a small farming and mining village with few facilities. Since the 1920's it has experienced a boom in residential housing surrounding the town. There are several key areas: 1. The community, as a result, is rather dispersed with a lot of older residents that the community has to care for. 2. The community has a lot of older residents that the community has to care for. <b>Community Resources</b> Community resources are relatively poor and don't apply the needs of the people. 1. There are a good number of schools to support the residents. 2. The most famous landmark in Kippax is the one next to the bus stop when entering the village from the Leeds (West) side is St Mary's Church which has a rather ornate facade. The church is well maintained and is the village center and should be celebrated as a focal point. <b>Leisure Facilities</b> Leisure facilities include football pitches, cricket fields, bowling green, tennis courts and walking trails. 1. There is a community center which is well used to host activities and can't seem to apply opportunities to the majority of the community. There is a community center that isn't open a sufficient amount of time nor is it a proper site to accommodate the community needs. <b>VILLAGE COMMUNITY GUIDELINES</b> <b>Community Resources</b> 1. There is a need for accessible, affordable public resources in a central location. Existing and future community facilities should take to account the needs of all age groups, particularly those of the young people in the village and provide appropriate resources. <b>Leisure Facilities</b> 1. The infrastructure, including education and recreation facilities must keep pace with any expanding population.	<b>TRANSPORT</b> <b>Consulting</b> Being so close to the A1, A1 and M62 provides easy access both in and out of the village, a key reason for the current status as a dormitory village. 1. Community facilities during working hours on the M62 can be very congested and slow. <b>Public Transportation</b> Services are provided through the village from Leeds. They stop quite frequently Monday - Saturday but there is no service on Sundays. The major bus stop is at the intersection of Cross Hills and High St. The bus stop is a good location for the village as it is close to the main shopping area and the bus stop is a good location for the village as it is close to the main shopping area. <b>Parking</b> There is a large parking lot at the top of the greenery area that adjoins the eastern end of the high St. Some street parking takes place on the high street but spaces are often provided either by the side of the road or on the high St. There are also a few private parking lots for some shops or businesses. <b>Pedestrian Paths</b> There are several public footpaths and footbridges around the village. Some paths do not allow proper width for dual functioning of walkers and cyclists. <b>VILLAGE TRANSPORT GUIDELINES</b> <b>Pedestrian Paths</b> 1. Footpaths, footbridges, green lanes and other roads should be preserved and new rights of way created to form a network of public or permeable paths. 2. Footpaths should be kept clear of clutter and be safe for use. <b>Consulting</b> 1. Traffic should be controlled at major street intersections taking into account safety issues such as pedestrian crossings. <b>Parking</b> 1. Parking should take place around the back of buildings and not dominate the pedestrian area. Parking lots should be designed to an aesthetic standard including soft scope to help enhance the local landscape. <b>Public Transportation</b> 1. Bus stops should be adjusted to help enhance traffic congestion of Cross Hills and High St. Bus stops could be relocated to encourage community use. 2. The bus stop should be relocated to encourage community use.	<b>LANDSCAPE</b> <b>Surrounding Countryside</b> The main character of the landscape is the open rolling grassland countryside with a backdrop of the town of Leeds in the distance. On the northern end of the site you have a large open space that is dominated by trees and a large open space that is dominated by trees and a large open space that is dominated by trees. <b>Leisure Spaces</b> The main character of the landscape is the open rolling grassland countryside with a backdrop of the town of Leeds in the distance. On the northern end of the site you have a large open space that is dominated by trees and a large open space that is dominated by trees. <b>Small Park Spaces</b> The village has a small open green space close to the high St. They are mostly great areas. There are lots of playing fields around, which are well maintained and are a good location for the village as it is close to the main shopping area. <b>Street Scope</b> The high St. has a historic character. The streetlights are traditional. There are no street trees and signs in the street to provide beauty with some hanging baskets in the summer. There are few plants, an exception is the street of plants to the east of the village. <b>VILLAGE LANDSCAPE GUIDELINES</b> <b>Small Park Spaces</b> 1. To encourage the planting of trees in appropriate spaces and maintenance to be kept up and green spaces in the village should be encouraged. 2. Don't encroach upon green spaces, which should not be ploughed up. <b>Street Scope</b> 1. New development on the village edge should have a high quality of landscape design, including trees and shrubs planting, to protect and enhance the external view of the village. <b>Leisure Spaces</b> 1. Green spaces including sporting fields should have an aesthetic quality to them and provide a space that is enjoyable for all ages. <b>Street Scope</b> 1. All elements of public spaces should be designed to the local character and be consistent with high quality, low-maintenance street furniture including lighting, seating, signage, public art, etc. All will be essential to the scheme's success.	<b>SETTLEMENT</b> <b>Landmark Features</b> 1. St. Mary's Church is an important landmark feature but isn't utilized this well. The entrance markers are large street with an ornate facade which are the main street of the town. They are almost as much as the main street of the town. They are almost as much as the main street of the town. <b>Permeability</b> 1. Houses are built close to the road and gate more roads between the town of houses than on the high street. This allows for a very permeable village and allows for important glimpses in and out of the village. The appearance of the buildings from a distance is a good location for the village as it is close to the main shopping area. <b>VILLAGE SETTLEMENT GUIDELINES</b> <b>Landmark Features</b> 1. Landmarks should be maintained and further appropriate walking should be encouraged. 2. Entrance should make a statement about the village and what it is to be expected once you reach the heart of it. It should be a direct line informing people of the village character. <b>Permeability</b> 1. Land development should not impede existing views of the local landmarks and should retain gaps between buildings, providing views both in and out of the village.
<b>ECONOMY</b> <b>Local Economy</b> The village's prosperity was based on a stone quarrying along with agriculture. There was a small scale production of limestone for local use. The coal mining had a major impact on the local economy, leading to an expansion in population. Once mining ended it was no longer capable of providing the economic stimulus for the community. The focus of the local economy had shifted to the coal mining which led to Kippax being a dormitory village. 1. There are a few small businesses such as hairdressing, training, pet care, chemists, travel agency, discount clothing stores, fishmonger, take-away bakery, and more but there is no real local economy. <b>Employment Opportunity</b> Within the village, the only real employment opportunities are provided by the primary sector which is based on a quarry. There is a post office, library, grocery store, and a number of public houses in the village. There is a need for more employment opportunities in the village. <b>VILLAGE ECONOMY GUIDELINES</b> <b>Employment Opportunity</b> 1. Encourage small-scale, independent development and retain local building characteristics. 2. Existing shopping and service facilities should be refurbished. A few new shops serving the day-to-day needs of the local community should be welcomed.	<b>VILLAGE IDENTITY EXAMPLES</b> <b>Street trees</b> 1. Space along with existing trees or small structures to frame the shape of the tree, with well growing on it for color. <b>Paths</b> 1. Hard surface wide enough for dual purposes.	<b>VILLAGE IDENTITY EXAMPLES</b> <b>Fencing</b> 1. Fencing should display the character of the town, or the character of what it is leading off from the public. Fencing treatments create streets and paths which will help define individuality. <b>Paving</b> 1. Materials should have a long life span and help contribute to the town's identity. <b>Street lighting</b> 1. Consistent public lighting in one feature is ideal. Having a unique high post will add to the character of the place.	

**AREAS OF DEVELOPMENT OPPORTUNITIES**



The cover photographs are taken from the decorative brass inlays that are set into the ground in the new Butt Hill Garden in Kippax.