



Pudsey is a place of special character and historic interest.

This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement.



Pudsey

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions - 9th April 2009

Introduction

Pudsey has a long history as an independent settlement which was absorbed into the greater urban area of Leeds only in recent years. Many of the features of the town's long history are apparent today and give the area an environment that is distinct from the suburbs of outer Leeds around it.

The appraisal closely follows the framework for an appraisal in the English Heritage document 'Guidance on conservation area appraisals' published in 2006.

The survey work for the appraisal was carried out between July and December 2008.

Summary of Special Interest

Pudsey is a town which developed out of a series of small independent settlements. A clothing village which then developed into a large industrial settlement encompassing varying industries, Pudsey is shaped by its boom development of the 19th century.

Impressive municipal structures and fine ecclesiastical buildings stand side by side with historic terrace and back-to-back housing and alongside planned open green space. Industrial buildings

are in close proximity to registered parks and listed buildings. Variation of character caused by piecemeal development and the linking of the once individual settlements has resulted in this town retaining a distinctiveness from its surroundings which were often constructed in a single period.

With its own individual character and high quality built and historic environment Pudsey is a place of special interest that should be conserved and enhanced for the future.

Summary of Issues

The conservation area itself, and areas adjacent to it, have suffered from post-war developments and interventions, resulting in the need for guidance to further preserve and enhance the area.

The protection and enhancement of the special character of the conservation area depends on positive management.

The following issues have been identified as causes of concern within the Pudsey conservation area.;

- Inappropriate infill development.
- Dilapidation of visually important structures.
- Poor choice of materials for the replacement of historic features.
- Inappropriate development affecting important views both towards and away from the conservation area.



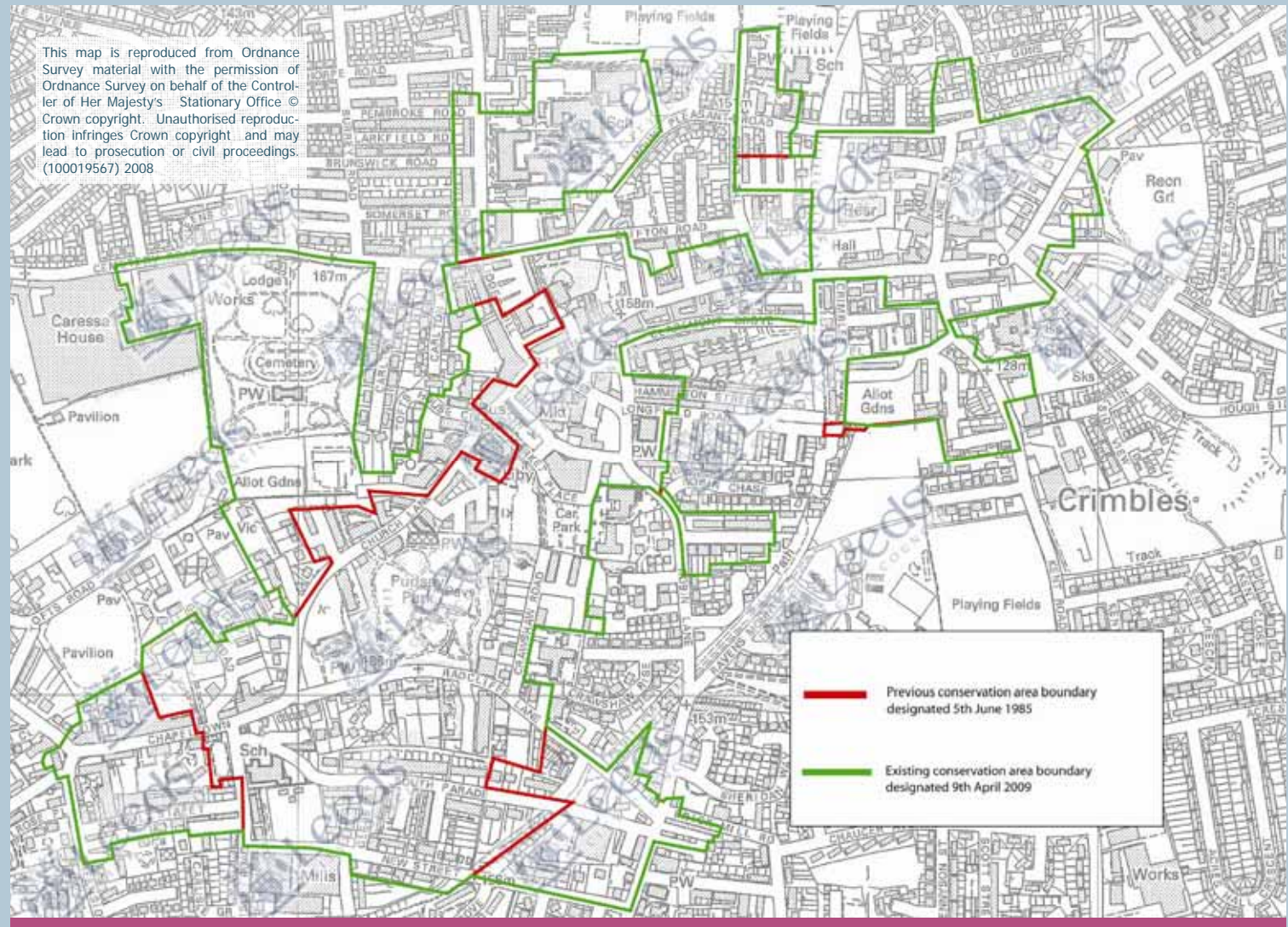
Aerial view of the Pudsey conservation area

- Not enough recognition given to streetscape value.
- Public realm out of keeping with the area.
- The loss of historic industrial buildings which were important in the development of Pudsey.

Extent of the conservation area

Pudsey began as an independent settlement which was integrated into the greater urban area of Leeds in the middle of the last century. Many of the features of the settlement's long history are apparent today and retain enough dominance to ensure Pudsey exists as a distinct settlement despite the encroachment of suburban Leeds.

This appraisal shows why Pudsey has a special character and appearance that merited designation as a conservation area on 5 June 1985 and was subject to a review 2009, with approval on 9th April 2009. Unfortunately much of the historic town centre had already been affected by inappropriate redevelopment in the 1950s and 1960s that did not respect the historic integrity of the area. The existing conservation area covers many areas of key historic character and large parts of the historic settlement which are significant to the development and character of Pudsey and have a major impact on the existing streetscape.



Assessing the Special Interest

Location and Setting

Pudsey is located mid-way between the urban area of Leeds and Bradford. The A647 Stanningley Bypass flanks the settlement to the north and provides easy service into the area. It can be accessed via many minor roads to the north, but is not as readily accessible from the south.

Formerly within the Wapentake of Morley and Calverley Parish, Pudsey became a Municipal Borough in 1899, then combining with Farsley and Calverley in 1937. In 1974 Pudsey became part of the Leeds Metropolitan District.

General character and plan form

Pudsey does not have a standard plan form due to it originally being a series of independent settlements. These included Fartown, Chapelton, and Lowtown. These settlements were amalgamated in the early-mid 19th century as a result of growth associated with Pudsey's then thriving industry. It has resulted in a modern day settlement with no distinct core. The two main focal point areas are the late 19th century Pudsey Park and the crossroads which joins Church Lane, Robin Lane, Lowtown and Lidget Hill.

Geology, topography and landscape setting

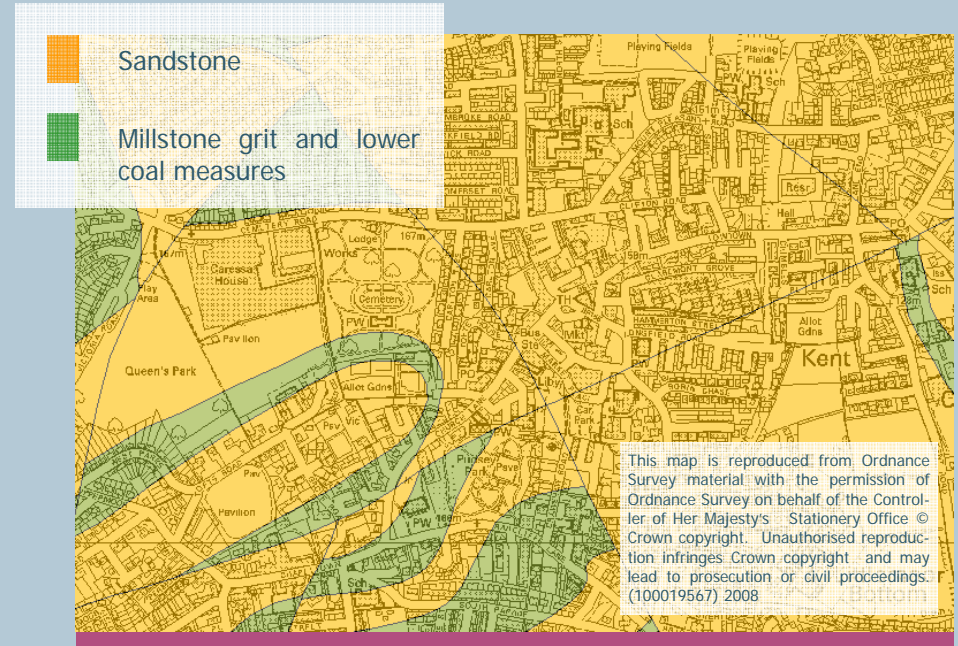
The conservation area is situated on high ground rising to 184m above sea level. To the west, south and east of Pudsey the land falls steeply towards the Tyersal and Pudsey Becks.

The underlying geology largely consists of sandstone and Lower Coal Measures of the Upper Carboniferous Period.

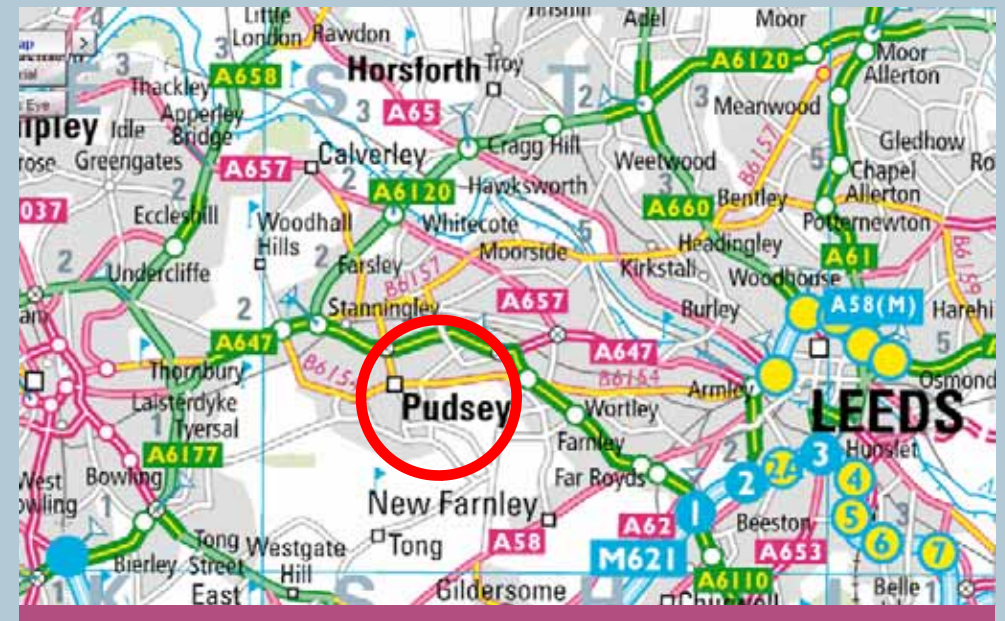
The development and layout of Pudsey has helped the area to retain its own identity and avoid being consumed by the 20th century development to the east of the conservation area. This separation is further emphasised by the open land to the south of the conservation area, making Pudsey conservation area distinct, virtually intact and with its own unique character.



The streetscape along Church Lane to the modern "centre" of Pudsey



Solid Geology of Pudsey



Pudsey in its wider context

Origins and Evolution

Prehistoric and Roman Pudsey

Evidence for Prehistoric activity here is sparse and is represented by a Bronze Age arrowhead found in the vicinity of Troydale, c. 1 mile to the southeast of Pudsey. In 1879 a cremation urn containing human remains, possibly prehistoric or Roman in date, was reportedly found c. 1.5 miles to the east of the town, in a stone quarry at Hough End. Roman activity in the vicinity includes three isolated finds of coins dating to the mid-1st and 4th centuries. A Roman coin hoard of unknown date, found to the north of Pudsey in the 19th century, was found within an area traditionally known as King Alfred's Camp on Pudsey Common.

Medieval Pudsey

Pudsey is recorded as *Podescheseaie* in the Domesday records of 1086. The place-name possibly derived from the Old English personal name *Pudoc*, and the term *haeg* (enclosure) or *heagh*, meaning high ground. At the time of the survey the land at Pudsey was waste, but prior to the Conquest it had been worth 40 shillings, which was twice as much as Calverley and Farsley combined. After the Conquest the manor of Pudsey was granted to Ilbert de Lacy, and was subsequently passed to the Scott family, who eventually took the Calverley name. In the 12th and 13th centuries a number of lands and

holdings at Pudsey were granted to the Knights Hospitallers and the monks of Kirkstall Abbey.

Medieval documents reveal that Pudsey township comprised a number of small scattered settlements. Principal settlements in this period included *Berecroft*, *Owlcotes* and *Ulvesthorpe*. *Owlcotes* was occupied from at least the 12th century whilst *Ulvesthorpe* is mentioned by the early 13th century. Some of these settlements no longer survive. *Berecroft* (c. SE224343) and *Ulvesthorpe* (SE217320) had disappeared by the 18th century (though *Ulvesthorpe* survives to some extent today as the Bankhouse district of Pudsey). *Owlcotes* (SE212340) was abandoned in the 1930s and the site was registered as a Scheduled Ancient Monument in 1987 (SAM 30844). Other settlements included Fartown, The Green, and Chapeltown. With Lowtown these helped to form the Pudsey of today.

Charters of the 13th and 14th centuries indicate that land at Pudsey consisted of woodland, moorland, common, pasture, and arable land. The majority of land enclosures, apart from common land, took place in 1710. The Act for enclosing common land was passed in 1811, with land enclosed in 1813. Prior to the enclosures of 1813 earthworks were situated upon Upper Moor. These were supposedly entrenchments used by Parliamentarians during their attack on Leeds and Bradford in the 1640s. Bullets were found in this vicinity whilst ploughing the land after enclosure.



John Warburton's map of 1720



Booth's Yard, the last remaining Medieval "Fold" within the conservation area.



Tudor Lodge is one of the oldest remaining structures within Pudsey

The medieval settlement pattern in Pudsey township can be traced on a map of c.1742 held at the York Minster Archives, where a series of scattered settlements and farmsteads are connected by minor route-ways. Buildings annotated on the map comprised one or two storey dwellings, farmsteads with adjoining or adjacent barns, and small rows of cottages. Many buildings away from the core stood within their own parcel of land. Substantial housing included an apparently three-gabled house at Low Town, representing the Manor House that had been rebuilt.

Settlement pattern in the mid-19th century was similar to that of the mid-18th century. It was from the late 19th century (O.S.1895) and the early 20th century (O.S. 1909) that development noticeably increased, with the infilling of spaces and the merging of settlements.

The impact of industry on Pudsey

Population growth was influenced by the development of industry and improved communications. Essentially an agricultural economy, woollen manufacture was formerly used to supplement the agricultural income. By the end of the 17th century a large amount of woollen cloth was being sold in the markets of Leeds. Tanning was also carried out from the medieval period and coal mining by at least the 18th century. A map of c. 1742 annotates a group of four 'Colepitts'

situated on the route at Bankhouse Green. The woollen industry came into prominence from the 18th and 19th centuries, the first steam woollen mill being introduced at Union Bridge Mill on Roker Road, to the southeast of Pudsey. Woollen manufacture declined when the worsted trade was established around 1860, but not before a period when the woollen and worsted industries ran parallel. Many of the mills were subsequently enlarged to meet the increasing demand. Other industries at Pudsey in this period included the boot and shoe trade and the quarrying of stone. The Upper Moor quarries, possibly of medieval origin, were renowned for building stone and were used to supply the building of Fulneck in 1746.

The growth of industry led to a demand for improved transport. The first road to be turnpiked was the Halifax to Leeds route in 1740-41. The present Leeds - Bradford route was made in 1820 and the Swallow Hill turnpike linking Lowtown to the Tong turnpike was established in 1836. The Leeds to Halifax branch of the Great Northern Railway, via Stanningley, opened in 1854, but did not extend to Pudsey until 1878.

The appearance of modern day Pudsey

Population figures reflect the rate of development. In 1801 the total number of inhabitants at Pudsey was 6393 rising to 13,997 in 1871. Increased



Thomas Jefferson's map of 1775



The remains of small industry can be seen about Pudsey, such as this out building to the rear of commercial properties in Lowtown.



Large 19th century industrial properties, such as here at Allan Brigg Mills, can still have a positive impact on the character and appearance of the conservation area.

development within the town replaced some earlier housing. Waver Green, a village green with a pond and pinfold, adjacent to the Town Hall, was filled in 1849 and partly built over by a bank in 1891. Old cottages were demolished to make way for the Mechanics Institute, Co-op store, and Conservative Club that opened in 1899. Little Moor Council School in 1891 was built on the site of Pudsey poorhouse on Valley Road, and in 1911 the Trinity United Methodist Church Sunday School was built on the site of the Manor House. A public cemetery opened in 1875 on Cemetery Road, with both layout and buildings designed by William Gay. The cemetery was added to the national English Heritage Register of Parks and Gardens of Special Historic Interest in May 2002 (GD3498). A field path, from Chapeltown to Littlemoor, recorded on the map of c. 1742 now forms South Parade.



The Conservative Club, Chapeltown

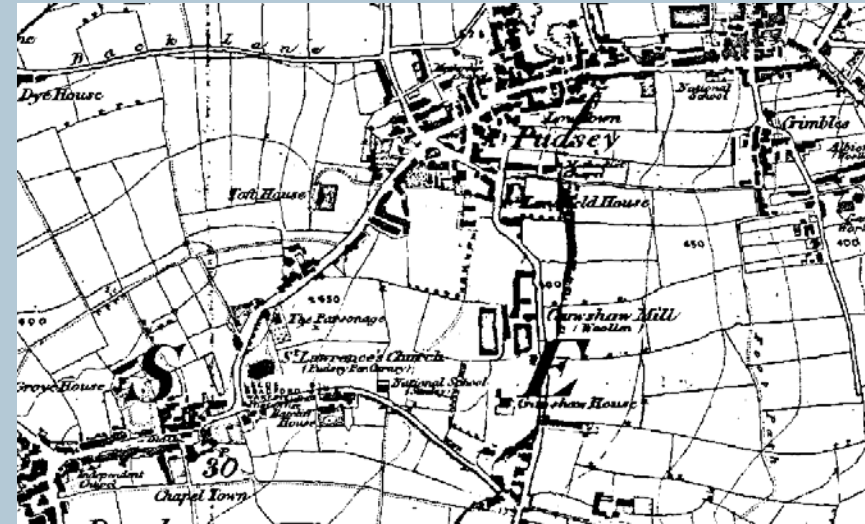


The registered Pudsey Cemetery (1875)

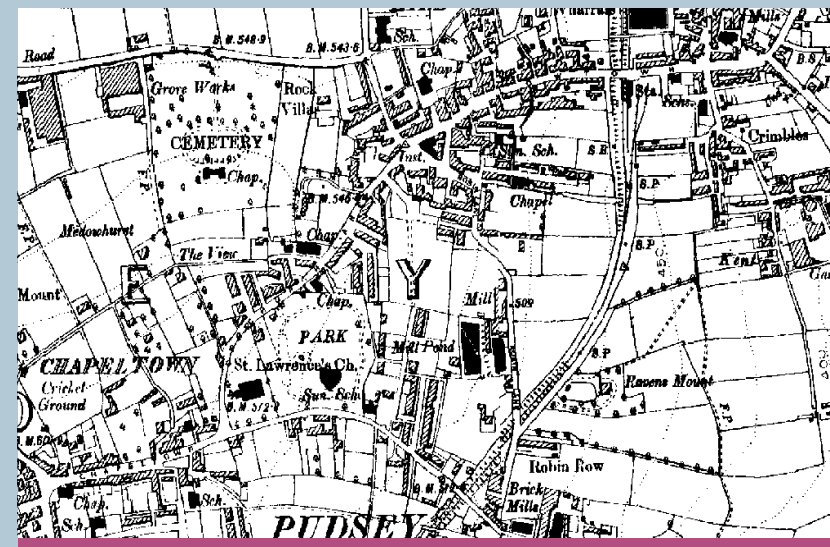


Redevelopment of the 1950/60s resulted in the loss of many historic structures.

Redevelopment took place in Pudsey in the 1950s and 1960s in order to improve facilities, which included a new post office and library. Many dwellings, regarded as substandard, were demolished, changing the appearance of the old core. Modern flats and housing replaced stone cottages that stood in crofts and folds. One fold, however, dating from the 17th century, or earlier, survived. Booth's Yard, formerly Hammerton Fold, in Lowtown, was refurbished and is presently used for commercial purposes.



1st Edition Ordnance Survey map of 1851, showing how spread out the independent settlements of Pudsey once were



2nd Edition Ordnance Survey map of 1891 showing the in-fill that had taken place in the 40 years since the production of the map above.

Character Analysis

Spatial Analysis

Settlement form

Pudsey once consisted of a series of scattered settlements and farmsteads connected by minor route-ways. By 1750 development had formed into a scattered ribbon pattern along these routes. It was from the late 19th Century that development noticeably increased, leading to the infilling of spaces and the merging of settlements. The growth of industry led to a demand for improved transport and consequently some roads, which became chief routes to surrounding towns, were upgraded to turnpike standard. This pattern is evident today with a number of roads, some of which do not meet in the town centre. The result is strong built form frontage that is generally of 2 storey scale e.g. Lowtown.



Strong two-storey frontage along Richardshaw Lane

Key intersections with prominent and distinctive buildings assist in providing orientation which Pudsey relies on for its legibility. Where the main roads of Lowtown, Church Lane and Robin Lane meet, the junction is associated with a group of key town centre buildings – the town hall, banks and shops. This is generally regarded as the town centre and has an attractive array of building fronts with the church spire in the background when looking south-east. Unfortunately, in the opposite direction the row of 60's shops are visually detrimental to the scene. Here one can anticipate change in future – with an excellent opportunity to enhance the street scene and public realm.

Key views and landmarks

The distinctive Town Hall, the imposing former Trinity Methodist Chapel, Pudsey Parish Church, St Andrew's Central Methodist Church and the Cenotaph together with the mill in Lane End, Lowtown are defining structures of Pudsey. They impose themselves on the skyline and most are present in the background of the many key views on offer– such as the view of the Parish Church up Radcliffe Lane. All these structures are like beacons in that they assist in providing orientation but more importantly because of their distinctiveness they contribute to a strong sense of place and identity.

There are two main gateways to the town centre. The Parish Church and Cenotaph group on Chapeltown is the first. The second gateway is formed by the large trees and Public House adjacent to the cricket ground on Lowtown, which visually introduce the visitor travelling up Swinnow Road towards Pudsey.

In between these main roads there is an interesting network of footpaths and ginnels. The route through Booth's Yard in Lowtown offers an experience of quality small spaces and built form which stop to reveal the large imposing scale of Trinity Methodist Chapel. Away from the town centre there is a variety of routes and connections provided in part by the former railway line. The distinctive railway bridges signpost some of these connections but more importantly they assist in providing a strong sense of history and place.

The spatial character of Pudsey could be harmed by any inappropriate or out-of-scale development. The existing scale of mainly two to three storeys should be respected by future development. There are many vacant and derelict sites, mainly in Lowtown, and their proximity to the conservation areas and to significant buildings will demand detailed consideration of any future development proposals in order to ensure that the strong existing character and distinctiveness of Pudsey is not compromised.



The Trinity Methodist Chapel is a key landmark and point of orientation around Pudsey.

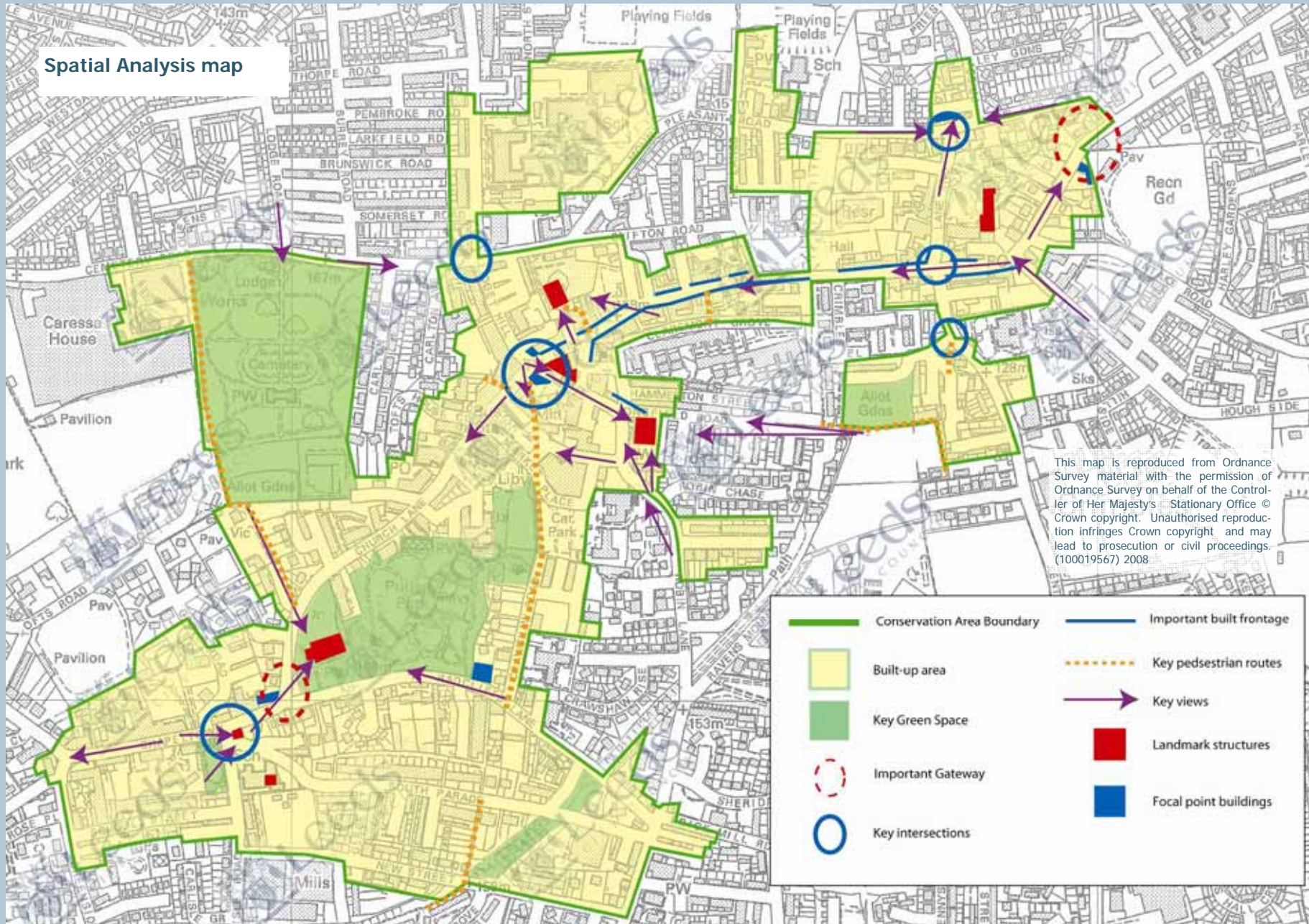


The green corridor formed by the former railway embankment is a significant green space within the conservation area.



Chapeltown forms a key access point into Pudsey.

Spatial Analysis map



Character Analysis

Built Environment

Architectural characteristics

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

Buildings are predominantly domestic or commercial in function, of two or three storeys in height, with full-height gables and roof pitches between about 35°-45°. Regular fenestration patterns give a clear sense of unity to terraced and street fronted facades. Historic municipal buildings, religious buildings and educational buildings are all very conspicuous within the conservation area, yet it is the terraced and retail buildings that dominate much of the conservation area.

Materials

Pudsey is located on sources of sandstone and millstone grit which were understandably employed for the construction of most buildings. Up until the 19th century stone quarrying was one of the major industries within the Pudsey area. The dominant roof materials are heavy stone slate and Welsh slate. This variation of traditional

material adds interest to the roofscape, whilst still allowing it to retain its historic and traditional appearance.

Streetscape and Public Realm

The strong frontage and varying scale of structures help establish the strong streetscape within Pudsey. Dominant structures such as the Town Hall interact closely with smaller scale domestic and commercial buildings. Imposing landmark features and significant focal buildings combine with open green space and the informal layout of Pudsey's road system to give the streetscape a character indicative of its development and history.

The public realm, however, is inconsistent in its relationship to the built environment. The street lighting on the whole is bland and does not respect the historic structures around it, yet cast iron bollards and signposts add value to the streetscape and the conservation area. Street surfacing is again patchy, yet some traditional surfacing has a positive influence, such as at Booth's Yard.

Greenscape

Pudsey has some very significant green areas which are an important influence on the layout and character of Pudsey itself. The first of these is Pudsey Park. It is accessed easily from Pudsey town centre, and as such is regularly frequented all year round. Laid out to the designs of Charles Sebastian Nelson

of Fulneck and opened in 1889, the park contains mature trees and is well maintained. The area is important as it is also used as a thoroughfare from Radcliffe Lane to Church Lane.

Next to the park are the green areas surrounding the church of St Lawrence. This green space is important due to its proximity to the major road junction of Church Lane, Radcliffe Lane and Chapeltown.

Pudsey cemetery is most readily accessed from Cemetery Road from the north, or via ginnels from the south. The cemetery is on the English Heritage Register of Parks and Gardens of Special Historic interest. Developed on the site of former strip fields in 1875, the cemetery has a formal layout which is articulated by mature trees and contemporary structures. This green space is further away from the sporadic centre of Pudsey, and as such opens up views out of the conservation area.

The final green space which has a significant impact on the character and appearance of the conservation is the wooded pathway which runs along the line of the former railway track. Those parts which have not been built on are significant in providing mature wooded and green walks in and around Pudsey. Though not all of the former railway line are is located within the conservation area, it is significant in shaping those parts which are.



A consistent palette of materials helps to establish the character of a conservation area.



Variation in structures and focal point buildings add value to Pudsey's streetscape



Pudsey Park has high greenscape value

Character Analysis

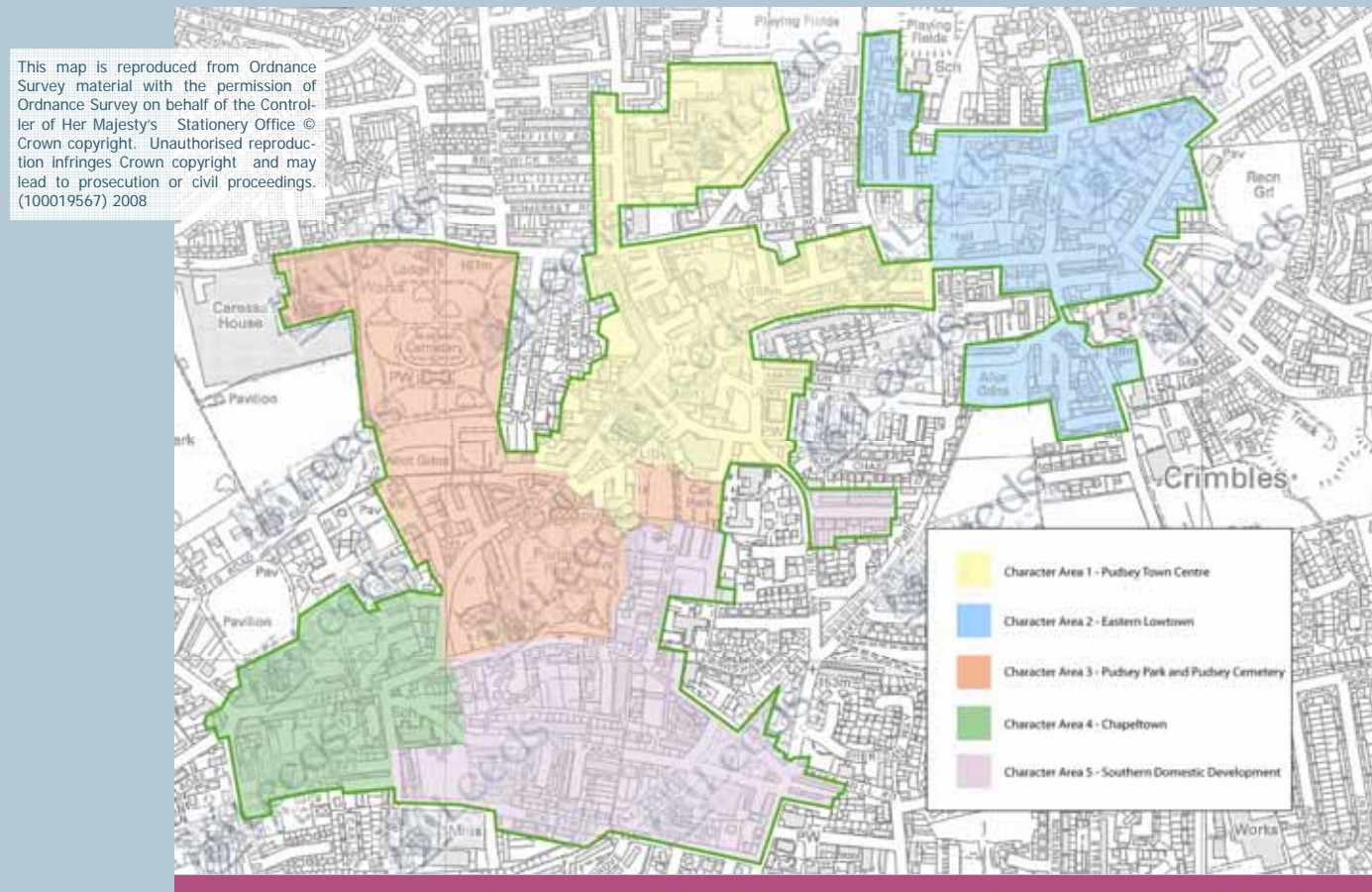
Character Areas

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

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

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

- Character area 1 - **Pudsey town centre**
- Character area 2 - **Eastern Lowtown**
- Character area 3 - **Pudsey Park and Pudsey Cemetery**
- Character area 4 - **Chapeltown**
- Character area 5 - **Southern domestic development.**



Positive buildings

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

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

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

Character Analysis

Character area 1 - Pudsey town centre

This is an area of mixed architectural character. Substantial development and redevelopment between 1850 and 1960 has led to considerable variation in form, function, scale, detailing and materials within the character area. Commercial and domestic properties are both present within this character area.

Now the commercial and administrative centre of Pudsey, this area was once the historic centre of Pudsey. Centred on what once was Waver Green, the historic layout of this character area was formerly comprised of groups of tight-knit structures, evidence for which remains today in the form of Booth's Yard - a fold of structures dating from the 17th and 18th centuries.

Development took place throughout the 19th century, but the rate of expansion accelerated rapidly in the last decade of the 19th century. The construction of Pudsey Town Hall (formerly the Mechanics Institute, built 1880) and many other contemporary ornate structures date from this period.

Redevelopment during the 1950s and 1960s resulted in the loss of many historic buildings and also had a significant impact on the streetscape and appearance of this character area. The post-war buildings do not sit easily with the historic character of Pudsey.

The Job Centre, library and post office are among structures which could benefit from positive redevelopment and enhancement.

Both commercial and domestic buildings play an important role in establishing the character of the conservation area. The positive characteristics of each are outlined below.

Residential properties

- Terraced and back-to-back housing.
- Two-storey, but eaves height can still vary, adding variety to the roofscape.
- Buildings set at the back of the pavement edge.
- Two or three bays.
- Eaves running parallel to the street.
- Variation in window form, with the survival of some vertical sliding sashes.
- Locally quarried sandstone and millstone grit, usually regularly coursed, is the predominant building material.
- Traditional roofing materials are slate and stone-slate.
- Ornate stone detailing including corniced door lintels and stone pilasters.

Commercial properties

- Terraced rows
- Two-storey and three-storey with varied eaves heights adding interest to the roofscape.
- Properties set at the back of pavement edge.
- Variation in orientation, with some street-facing gables alongside rows with eaves running parallel to the street. Hipped roofs are also present.
- Variation in window form, with some survival of vertical sliding sashes. Some monolithic mullions also survive.
- Locally quarried sandstone and millstone grit, usually regularly coursed, is the predominant building material.
- Traditional roofing materials, including slate and stone-slate tile.

There are few remaining historic shop fronts, but some high quality examples survive.

Pudsey Grangefield School is also included in this area. The site is very important to the character and appearance of Pudsey. The historic listed part of the school forms part of the important Richardshaw Lane gateway into the north of Pudsey. The recent re-development of the school site shows a modern and innovative side to Pudsey, and shows the historic and modern can interact comfortably with each other.



View towards the Market Place from Robin Lane

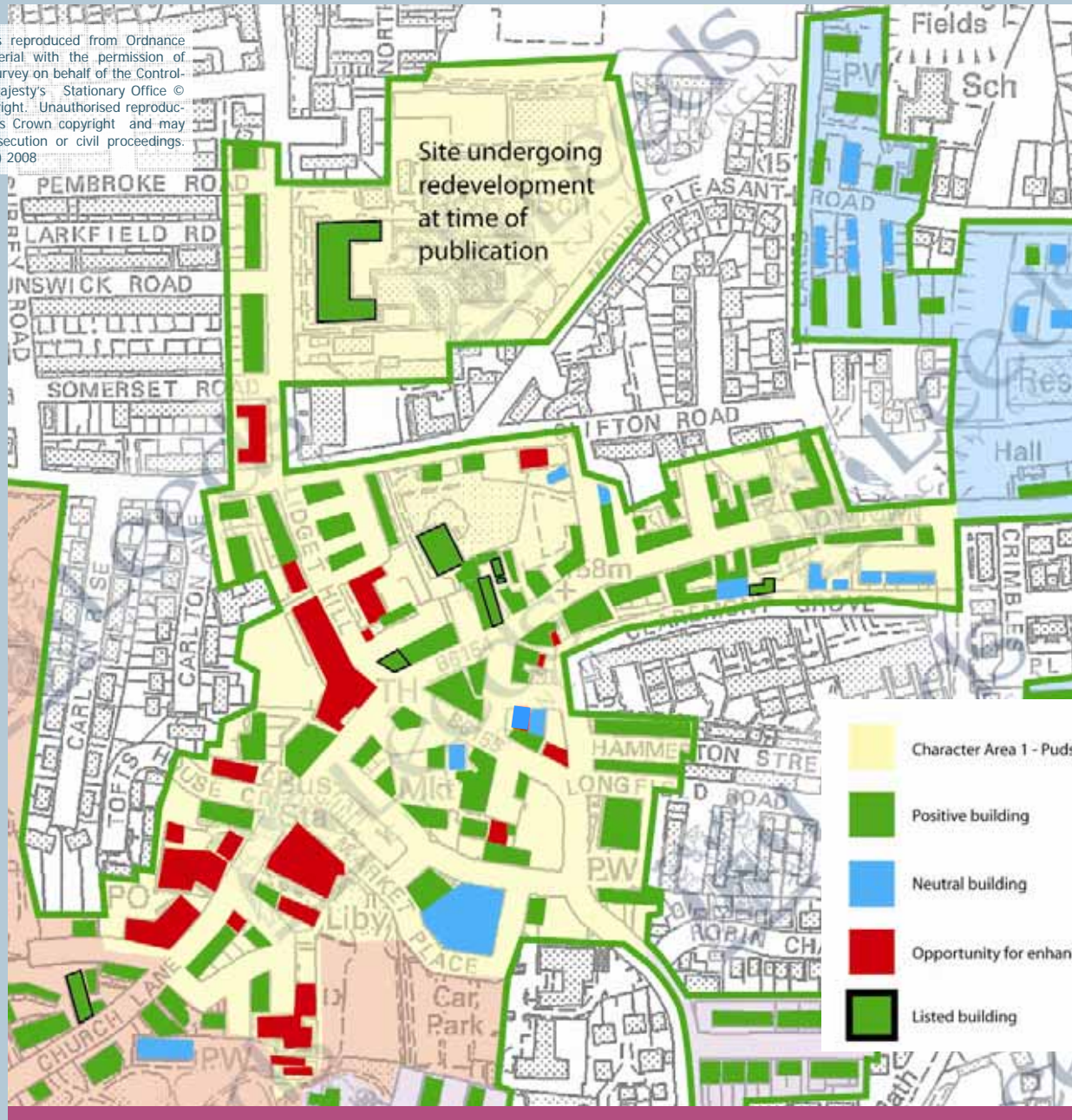


Focal point historic structures add value and interest to the streetscape



Shop fronts on Lowtown vary greatly in their quality

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



Character Area 1—Pudsey Town Centre



Pudsey Market Place and bus station influences the character of the conservation area



Views into the centre of Pudsey and the 1950s redevelopment.



Pudsey Grangefield School plays an important role in the streetscape of the area

Character Analysis

Character area 2 - Eastern Lowtown

This character area, based around the eastern end of Lowtown at the junction with Lane End, Swinnow Road and Kent Road is of varied architectural style, forms and functions.

The most conspicuous building in the area is what remains of Allan Briggs Mills. Providing a focal point for views into this area of Pudsey, the structure stands proud of the domestic architecture which surrounds it. This important remnant of Pudsey's industrial past adds value to the conservation area.

The architecture present within the character area is best summarized in separate sub area sections.

Swinnow Road

- Detached properties
- Where employed, traditional stone and slate add a positive impact to the area.
- Properties set within own expansive boundaries.
- Street facing.

Kent Road, including Hammerton Grove, Crimbles Road and Crimbles Terrace.

- Millstone grit walls.

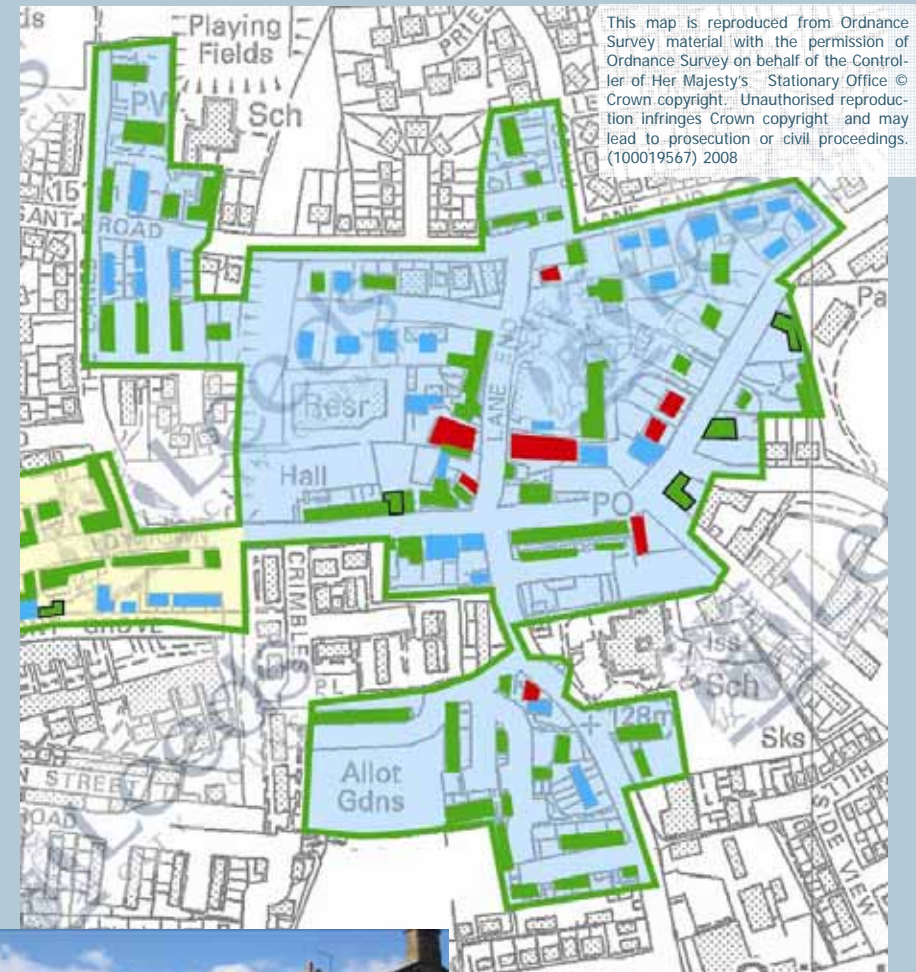
- Terraced properties, both through houses and back-to-backs.
- Varied orientation.

Lane End

- Variation in property types include terracing and detached 20th century properties.
- Millstone grit walls.
- Street facing.

Although there is variation in the appearance of this character area, those domestic and commercial architectural characteristics that have a positive impact on the area include:

- Two-storey with varied eaves heights, adding variety to the roofscape.
- Street facing
- Eaves running parallel to the street.
- Variation in window form, with the survival of some vertical sliding sashes.
- Traditional roofing materials, including slate, pan-tile and stone-slate.
- Locally quarried sandstone and millstone grit, usually regularly coursed, the predominant building material.



Lane End terracing is indicative of the palette of materials used in the character area.

	Character Area 2 - Eastern Lowtown
	Positive building
	Neutral building
	Opportunity for enhancement
	Listed building

Character Analysis

Character area 3 - Pudsey Park and Pudsey Cemetery

The two most prominent open green spaces within the conservation area, and contemporary in date, are Pudsey Park and Pudsey cemetery.

The development of these two areas shaped the layout and appearance of Pudsey. The two green areas are separated by a line of historic buildings flanking Church Lane. Church Lane, along with many of these buildings, pre-date the Park and Cemetery and formerly connected Waver Green (now the site of Pudsey Town Hall) with the church and Chapeltown.

This area has a diverse and imposing collection of structures that add positive value to the conservation area.

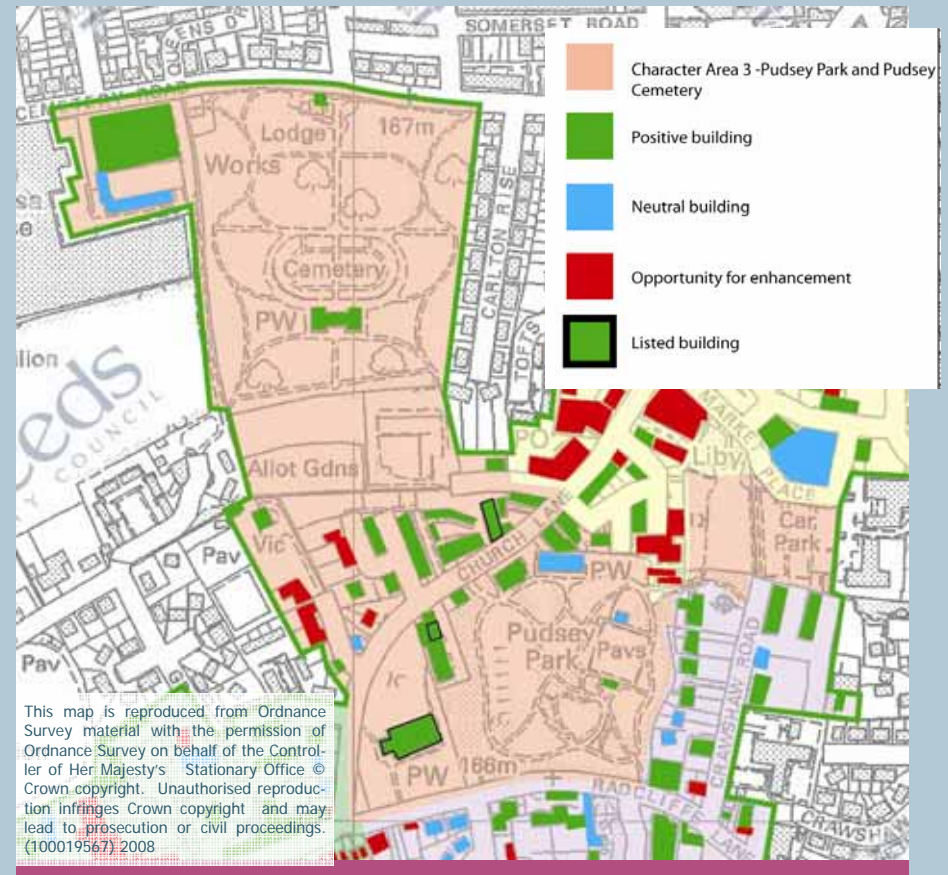
The variation in position, scale, form and function of the historic architecture within this character area is important in emphasising the piecemeal development of Pudsey. It also provides an important record of the development of Pudsey with reference to the merging of the settlements at Waver Green and Chapeltown.

There is obvious variation in the form of architecture due to different uses (i.e. ecclesiastical and residential). Yet variation within domestic housing is also present, the most obvious is when comparing the back-to-backs on

Parkfield Mount and three-storey former farmhouse Park Hotel of 1734.

Though there is a variation in the appearance of this character area, those predominant architectural characteristics that have a positive impact on the area include;

- Two-storey height but eaves height can still vary, adding variation to the roofscape.
- Properties located back of pavement edge.
- Two or three-bayed properties.
- Eaves running parallel to the street.
- Variation in windows, where original windows survive, there is often vertical sliding sashes.
- The predominant building material is the locally quarried sandstone and millstone grit, usually regularly coursed.
- Traditional roofing materials, including slate, pan-tile and stone-slate tile.
- Ornate stone detailing including corniced door lintels and plastered stone mullions.



Back-to-back properties on Parkfield Mount



The Church of St Lawrence is a significant focal point structure within the character area.

Character Analysis

Character area 4 - Chapeltown

Chapelton was once an independent settlement, and was only fully subsumed into Pudsey in the early 20th century.

The area still retains a degree of independence, containing commercial, industrial and high status structures. Chapelton now acts as a "gateway" into Pudsey proper. Chapelton is a very distinctive street that provides access from the west towards the commercial centre of Pudsey and Pudsey Park.

Chapelton has a fine array of high status and historic architecture, the stand out examples though which provide important streetscape value are;

- The Conservative Club
- Tudor House, located at the junction with Church Lane
- The War Memorial of 1921 (built on the site of the demolished chapel in 1879).
- The Commercial Hotel, located at the western end of Chapelton
- Pudsey Greenside School

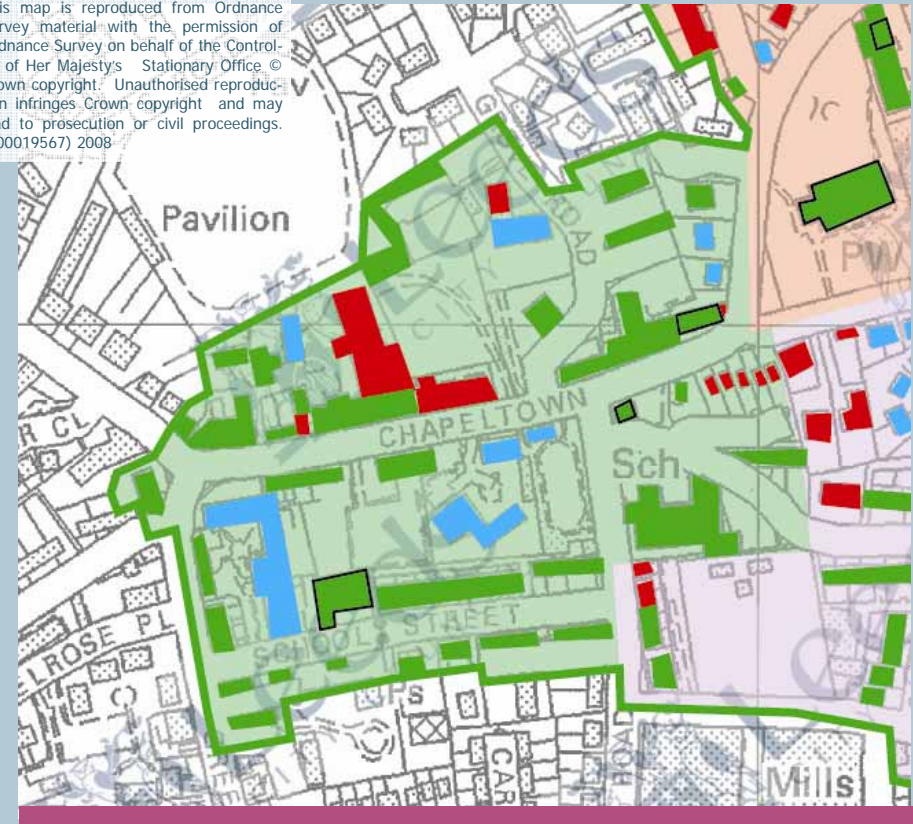
Running parallel to Chapelton is School Street. The mid-late 19th century buildings on this street add further variation to the area.



Though there is a variation in the appearance of this character area, those architectural characteristics that have a positive impact on the area include;

- Two-storey height but eaves height can still vary, adding variation to the roofscape.
- Terraced rows
- Properties located back of pavement edge.
- Two or three-bayed properties.
- Variation in windows, where original windows survive, there are often vertical sliding sashes.
- The predominant building material is the locally quarried sandstone and millstone grit, usually regularly coursed. There is the odd ingress of brick and render finish.
- Traditional roofing materials, including slate, pan-tile and stone-slate tile.
- There are few remaining historic shop fronts, but some high quality examples survive.

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



Looking west along the strong frontage of Chapelton



Important structures with the Chapelton character area

Character Analysis

Character area 5 - Southern domestic development

The area south of Pudsey Park was subject to domestic development shortly after the creation of the park in the late 19th century. Much of the area was developed on the site of Pudsey Glebe Lands following its sale in 1895 by the Church authorities.

Though the area is only slightly removed from the main streets of Church Lane and Robin Lane the area has a relaxed feel and retains a comfortable suburban character.

The vast majority of the houses present in the area are terrace rows dating from the late 19th to the early 20th century. The three main streets running east-west of Radcliffe Lane, South Parade and New Street are important in establishing movement through this part of the conservation area.

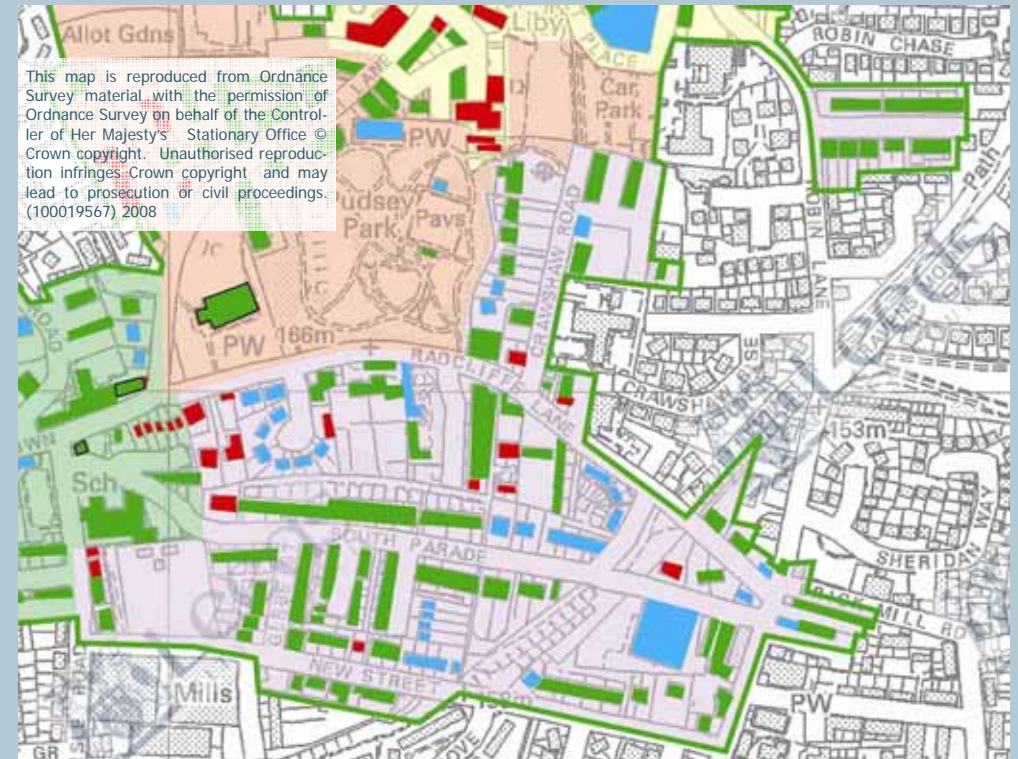
Variation is present among the structures. The 19th century villa properties on the west side of Crawshaw Road are a marked difference to the terrace rows on the east side of Crawshaw Road and New Street. The terraces themselves vary, with Radcliffe Gardens (1920) offering substantial middle class housing and increased ornate detailing that comes with it, whilst the terraces on Glebe

Street are more moderate in scale and appearance.

Old Radcliffe Lane Sunday School provides an important focal point in the area, and sets the tone for much of the Gothic Revival style detailing that is present on many of the terrace rows.

This historic domestic area does contain infill inappropriate to the conservation area which does not respect the historic layout and materials of the majority of the positive structures around it. The architectural characteristics that have a positive impact on the area include:

- Two-storey, but eaves height can still vary, adding variation to the roofscape.
- Terrace rows and semi-detached housing most common and contribute positively.
- Properties located back of pavement edge.
- One or two-bayed properties.
- Variation in windows, where original windows survive, there is often vertical sliding sashes.
- The predominant building material is the locally quarried sandstone and millstone grit, usually regularly coursed. There is the odd ingress of brick and render finish.
- Traditional roofing materials, including slate, pan-tile and stone-slate tile.
- Ornate detailing along terrace rows. Ornate lintels, stone



Historic terracing, such as here on the west side of Crawshaw Road, is typical of the character area.

mullions and hood moulds add status to many of the terraces.

Management Plan - Opportunities for management and enhancement

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

Sympathetic redevelopment of 1950s/1960s commercial development in Pudsey Town Centre

The 1950s/1960s redevelopment which took place in the centre of Pudsey has a negative impact on the character and appearance of Pudsey and its stock of historic structures. Yet it is very important with regards historical location and streetscape impact. The sympathetic redevelopment of these sites would lead to a more positive character for the conservation area and Pudsey as whole.

Any redevelopment in these areas could and should take into account positive architectural characteristics common to the conservation area, such as pitched roofs, traditional building materials,

height of structure, architectural detailing, relationship to the street, back of pavement edge location and two-storey scale, yet can be undertaken in such a way that they retain a modern character and appearance.

Action:
If the opportunity arises to redevelop the 1950s/1960s structures located along Church Lane then it will be ensured that what replaces them will be sympathetic and in keeping with special character and appearance of the Pudsey conservation area.



1950s/60s redevelopment, such as the former Woolworth's store and the library, could be the subject of enhancement in the future

Redevelopment of the Allan Briggs Mill site, Lane End

The vacant plot of the former Allan Brigg Mills has a negative impact on the character and appearance of the Lowtown area of the Pudsey Conservation Area. Redevelopment which takes into account the existing industrial architecture and the surrounding historic stone terraces would make a positive contribution to the conservation area if undertaken with a high degree of sympathy for the setting and history of the site.

Action:
Any planning action will consider the importance of the remaining industrial architecture has on the conservation area, and will take into consideration the impact any development will have on the setting of adjacent positive structures and the impact it will have on these.



The Allan Briggs Mill site is one of Pudsey's few remaining dominant industrial structures

Retention of industrial architecture

The town of Pudsey as it is seen today was shaped and defined by first light and then heavy industry. Many of Pudsey's historic mill structures have been lost due to past redevelopment. As this architecture is so important to the character, appearance and history of Pudsey, efforts should be made to retain that architecture which is under threat. This is particularly the case for what remains of Allan Brigg Mills on Lane End and Grove Works on Cemetery Road.

Action:
Industrial structures marked positive within the character analysis should only be demolished in the most exceptional circumstances, as set out in Planning Policy Guidance 15. Opportunities to make re-use of the industrial structures will take priority over demolition and redevelopment of a site.



Grove Works, Cemetery Road, is an important industrial structure within the conservation area

The enhancement of Pudsey cemetery and associated historic structures

As a key green space in the development of historic Pudsey, the cemetery is of significant importance to the area. The green areas themselves are in need of maintenance, but the most significant areas are the derelict chapel structures. These buildings are important to the setting and appearance of this cemetery, which can be found on the register of Parks and Gardens. The removal of slates from the roofs have placed the building in a very vulnerable state. If this condition does not improve then the buildings would most likely fall into further disrepair and would become increasingly difficult to maintain and eventually repair.

Action:

The consolidation of the structures should be the main priority. Once this is in place then a programme of maintenance of both the historic buildings and the overall grounds should be put in place when possible to ensure this area is protected for future generations.

Sensitive new development in and adjacent to the conservation area

To be successful, any future development within the conservation area needs to be mindful of the local character of the town, while at the same time being distinctly of the 21st

century and addressing contemporary issues such as sustainability.

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

Successful new development in historic areas will:

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

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

Action:

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



Chapel within the grounds of Pudsey cemetery showing severe signs of dilapidation and also with missing roof slates

Public realm enhancements

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

Particular issues that could benefit from enhancement include:

- Appropriate treatment for street furniture such as streetlights, such as a simple design painted black (as covered by current council policy).
- The sympathetic development and enhancement of surface treatments on public highways, particularly



Public realm, such as the street lights, fencing and traffic lights seen here on Church Lane, can have a significant impact on the character and appearance of the conservation area.



The historic environment and existing architecture should provide a reference for any future development within the conservation area

paths. The surfacing of some areas of the public highways could be improved. Inconsistent and patchy surfacing, as well of areas of disrepair

are inappropriate to the conservation area.

- Increased number of street trees when services and budgets allow.
- Discreet public realm such as smaller traffic signs and paler yellow lines when they are due for renewal.

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

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

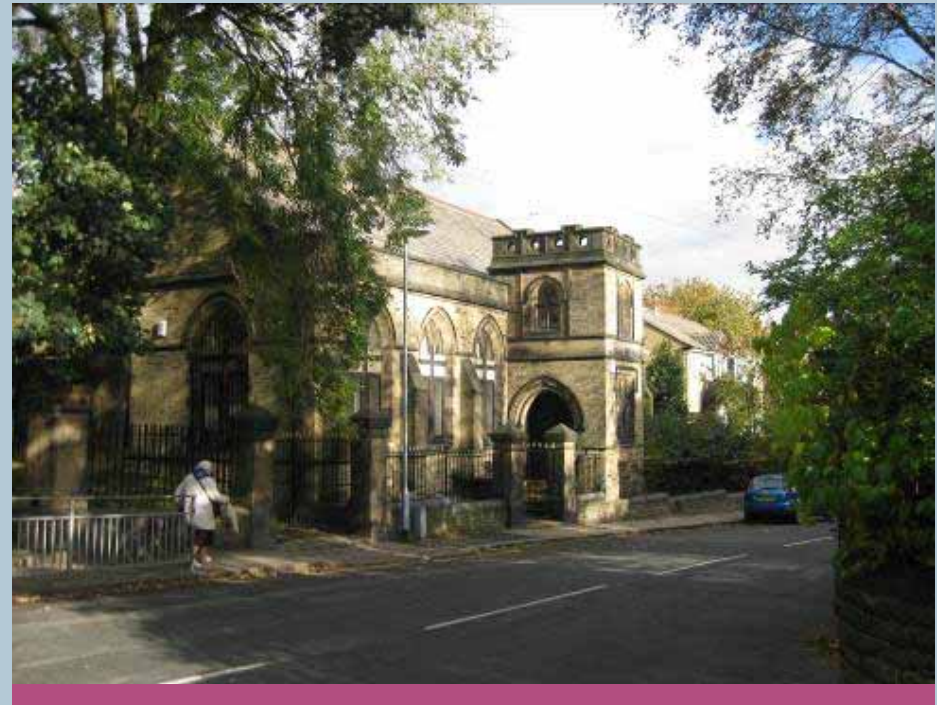
Resistance to inappropriate forms of infill development

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

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

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

There is little listed building coverage within the conservation area, therefore it is not surprising that incremental loss of traditional architectural detailing is an issue which is occurring. Replacement of windows, doors, traditional wall surfaces and roof coverings with inappropriate materials and designs, is negative and affects individual buildings



Historic detailing, such as the Gothic Revival features seen here on the Old Radcliffe Lane Sunday School can add a great degree of value to the streetscape and should be retained and renewed where possible

and the wider streetscape. This cumulative change is particularly noticeable in the terrace rows where the original uniformity has been weakened.

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

By encouraging the protection of surviving historic detail and the

reinstatement of appropriately detailed fittings in the defined positive buildings, the character of the conservation area can be further enhanced.

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

Establish a local list

The listed building stock of Pudsey does not adequately reflect the local importance of much of the historic building stock in the conservation area. English Heritage and PPG15 encourage local authorities to designate lists of locally important buildings and to formulate local policies for their protection.

As part of the ongoing heritage protection reforms, English Heritage will produce standard criteria and good practice guidance for such local listing. This appraisal identifies positive historic buildings that could form the local list for the conservation area.

Action: Assist local groups where possible to establish a list of locally significant buildings

Tree management

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

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

Boundary Treatments

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

Action: It will be ensured that boundary treatments within Pudsey conservation area are consistent with the sympathetic and traditional nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible

Protect archaeological remains

Pudsey has been inhabited for over 1000 years and buried evidence of past occupation is likely to survive. Development which may disturb archaeological remains may require a watching brief to ensure the preservation of archaeological finds.

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



Historic boundary walls and hedges have a positive effect on the streetscape of the conservation area, and so should be retained if possible.



Unlisted buildings of historic interest would benefit from inclusion on a local list



Pudsey has many trees both in green areas and on the street which would benefit from positive management

References

Publications

- Dickinson, G. (2002) *Pudsey (Chapelton and Fulneck)* Consett: Alan Godfrey Maps
- Garnett, J. (1990) *Booth's Yard - Pudsey and District Historical Guides no. 1* Leeds: Memorabilia
- Strong, Ruth (1985) *Pudsey in Old Picture Postcards* Zaltbommel: European Library
- Strong, Ruth (1990) *Pudsey in Old Picture Postcards, Vol. 2* Zaltbommel: European Library
- Strong, Ruth (1999) *The Making of a West Riding Clothing Village: Pudsey to 1780* Wakefield: Wakefield Historical Publications
- Strong, Ruth (2002) *Pudsey Pubs: over 200 years of hostelries in a West Riding town* Pudsey Civic Society
- Tomlinson, G. (1999) *Pudsey: Queen Victoria's Last Borough* Leeds: Kylin

Maps

- First edition Ordnance Survey map, 1851 (6" - 1 mile scale)
- Second edition Ordnance Survey map, 1892 (6" - 1 mile scale)
- John Warburton's map of 1720 accessed from the West Yorkshire Archaeological Advisory Service
- Thomas Jefferson's map of 1775, accessed from the West Yorkshire Archaeological Archive Service

Council produced references

- Leeds Unitary Development Plan

Acknowledgements

- West Yorkshire Archaeological Advisory Service (WYAAS).
- Pudsey Civic Society

The funding for the production of this document was made available through the Outer West Area Committee of Leeds City Council.

Where to find out more

Local sources are:

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

In addition, much information is available on other websites:

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

Local interest Groups

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

- *Pudsey Civic Society*
Contact—Mrs Jackie Depelle
DepelleJG@aol.com
- *Pudsey in Bloom*
Contact—amlightfoot@btclick.com
- *Friends of Pudsey Park*
Contact—Chris Hodgson
(Leeds City Council— Parks & countryside) chris.hodgson@leeds.gov.uk
- *Leeds Civic Trust* Leeds Heritage & Design Centre, 17-19 Wharf Street, Leeds LS2 7EQ Tel: 0113 243 9594, Email: office@leedscivictrust.org.uk website: www.leedscivictrust.org.uk

Copyright

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

Finding Out More

What is a conservation area?

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

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

What does conservation area status mean?

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

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

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

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

What is the purpose of this appraisal?

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

It provides a clear understanding of the special interest of Calverley by:

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

This appraisal follows the current guidance set out by English Heritage in the 2006 publication *Guidance on Conservation Area Appraisals*.

The appraisal is not intended to be comprehensive and the omission of any particular building, feature or space

should not be taken to imply that it is of no interest.

Planning policy context

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

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

Community involvement and adoption

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

- A six week exhibition at the local library, with handout summary leaflets and access to a paper copy of the appraisal
- A public drop-in meeting to discuss the findings of the appraisal was given at a public meeting
- Identified stakeholders and interested parties were directly notified
- The appraisal and response form were made available through the Council's website
- The consultation was advertised with local press coverage and a leaflet drop to all residences in the conservation area which were effected by the proposed change of conservation area boundary.

The consultation responses were evaluated and the appraisal was amended in light of comments received. This document was formally endorsed by the Planning Board at a meeting in March 2009, with the conservation area boundary and the appraisal and management plan effective from 9th April 2009. The appraisal will be a material consideration when applications for change within the conservation area or its setting are considered by the Council.