

Adel-St John's 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.



# Adel-St John's

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions—2nd November 2009

## Summary of Special Interest

*The Adel-St John's area has a very long history. This important and varied past has shaped the conservation area that we see today. Nearby Roman, Saxon and Medieval occupation in abundance have each made their mark and given the area its distinct layout and appearance.*

*Today the conservation area stands like a gateway into the open countryside beyond. To the north lies green fields, yet to the west, east and south are the last remnants of the suburban development of Leeds. This rural setting so close to the suburbs highlights the special character of Adel St John's Conservation Area, a character that has developed since the area first began to take shape.*

*The historic architecture present within the conservation area is one of the most conspicuous and characteristic of the elements with the conservation area. The 12th century church, its associated former rectory and the various farmhouses and cottages mark it out as an area of very high quality architecture. The concentration of historic buildings, around one of Leeds' most historic structures (the church) shows the conservation area as being of not only special historic, but also special architectural interest.*

## Summary of Issues

The Adel-St John's Conservation Area is of both special architectural and historic interest. The enlarged conservation area has been somewhat spoilt in the past by inappropriate development, adjacent to the conservation area and therefore there is a need for guidance to preserve and enhance the area.



Open green space within the conservation area acts as an important buffer zone between the conservation area and open farmland

The protection and enhancement of the special character of the conservation area depends on its positive conservation. The following issues have been identified within the conservation area;



- Risk of inappropriate infill development.
- Poor choice of materials on the replacement of historic features.
- Inappropriate development affecting important views both towards and away from the conservation area.
- Risk of unsympathetic public realm.



The church is at the centre of Adel's history and is the main contributor to the conservation area's special interest.

## Extent of the conservation area

This conservation area review for Adel-St John's closely follows the framework for an appraisal in the English Heritage document 'Guidance on conservation area appraisals' published in 2006.

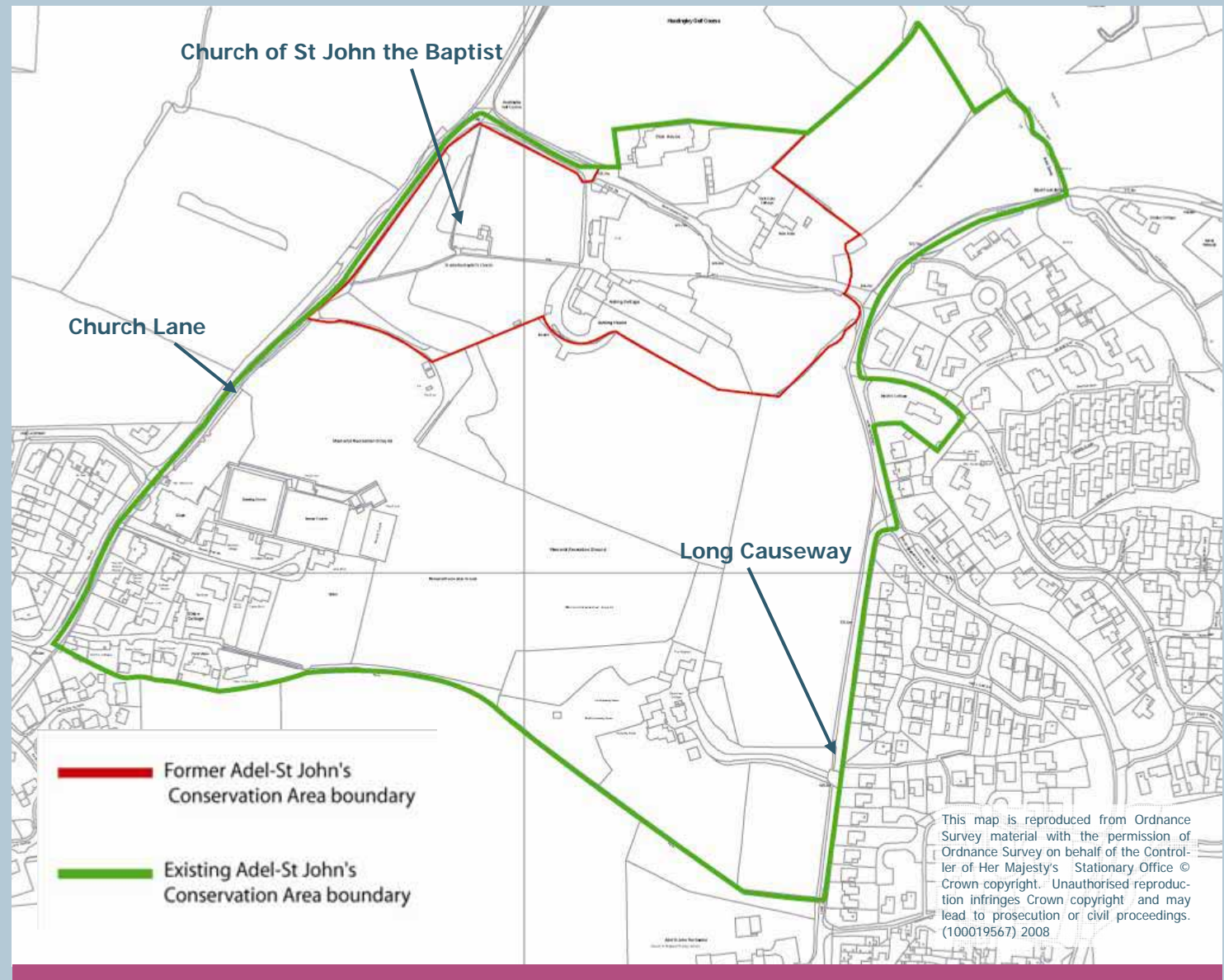
The survey work was carried out between April and June 2009.

Current guidance states that conservation area boundaries must be clearly based on analysis of the architectural and historic character of the area. For this reason any boundary must follow the lines of the character areas defined in this appraisal. It would not be acceptable to include one part of a given character area and not another. Inclusion of a character area within the conservation area must depend on an analysis of its historic importance and significance in the streetscape.

The Adel-St John's area began as an independent settlement which now sits on the edge of the greater urban area of Leeds. Many of the features of the conservation area's long history are apparent today and are enough in number to dominate their surroundings and ensure its independence.

This appraisal shows why Adel-St John's has a special character and appearance that merited designation as a conservation area on 17th July 1974

and its review and designation on 2nd November 2009.



Map showing the existing and former Adel-St John's Conservation Area boundary

# Assessing the Special Interest

## Location and Setting

Adel is located to the north of Leeds City Centre, just to the east of the A660 (Otley Road). The conservation area itself is most readily accessed along either Church Lane to the west, and Long Causeway to the east.

Adel is located within the Adel and Wharfedale Ward of the Leeds City Council area.

## General character and plan form

Adel-St John's Conservation Area is focussed on the historic church of St John the Baptist. The conservation area is very small with no discernable nucleated centre or linear form. Its buildings, though associated by history and location, do not appear to have developed around a focal point, such as a village green or an important junction. It appears that developments took place around the church, but the church did not provide a central nucleus to the settlement. If there was a nucleated or linear settlement originating from the church, it has since been lost. It appears though that the area was originally an area of scattered farmsteads.

Outside the conservation area Adel has a mixed character including suburban

development dating from between the 1930s to the 1980s and open farmland which flanks the conservation area to the north.

## Geology, topography and landscape setting

The conservation area in Adel is on high ground approximately 120 metres above sea level between the Aire and Wharfe valleys. There are important countryside views particularly to the north of the conservation area.

The geology is sandstone with lower Coal Measures of the Upper Carboniferous Period to the south.

The Adel-St John's Conservation Area retains a strong independent character with regards its landscape setting. Flanked by countryside, yet in the vicinity of suburban development, the conservation area has the feel of a pocket of historic survival in a land dominated by other elements.



Adel-St John's conservation area in its wider context



Open arable fields surround much of the Adel-St John's Conservation Area.



The countryside views emphasize the rural location.

## Origins and Evolution

### Roman Adel

Although no evidence has been found for Roman occupation within the conservation area boundaries, approximately 500m to the north extensive remains have been found to indicate the existence of a Roman settlement. This was arranged as ribbon-development along Roman Road 72b, with a Roman fort on the east side of Eccup Lane. These remains included large quantities of foundation stone (which were used to build local field walls at the time of discovery in the 18<sup>th</sup> century), pottery, statuary, glass, metalwork, architectural stone, inscribed gravestones, altars and millstones, and also fragments of an aqueduct. In later excavations in the 1930s, walling, hearths, quarry pits, large areas of cobbling and remnants of Roman Road 72b were also uncovered. This Roman settlement site is later known as 'Lousy Hill' and 'Black Hill' on the Adel tithe award map. 'Lousy Hill' is probably a reference to the poor quality of soil for arable farming due to the stone wall footings and 'Black Hill' possibly refers to a black surface due to the increased organic content of the soil as a result of previous human occupation. The remains of at least twelve probable Roman burials have been found in the general area of this Roman settlement, the burials though were not concentrated enough to be classified as a cemetery. With such

intense Roman activity in the area it can be assumed that the conservation area may have below ground Roman remains.

### The Medieval development of Adel

Adel is first documented in the Domesday Book of 1086 as 'Adele'. The name comes from the Old English word 'adela', meaning a filthy, dirty or muddy place, which may be a reference to the heavy clay and natural springs that are characteristic of the region. Although the present church at Adel, which is dedicated to St John the Baptist, was built about 1150, there is evidence to suggest that an earlier Anglo-Saxon church existed here prior to this later Norman church being built. A carved grave slab dating to the Anglo-Saxon period was found in the church, along with seven cross slab grave covers, all of which are thought to date from the 11<sup>th</sup> century to about 1300. Some of these stones are unusually decorated and are thought to be from an earlier church at the site. Their unusual decoration is ambiguous with regards to religion, maybe reflecting the state of Christianity at this time.

The Norman church was restored in the 19<sup>th</sup> century. It differs little from earlier Anglo-Saxon churches found in West Yorkshire in its layout or design, and appears to have strong Anglo-Saxon and Viking influences. However, its radical new Romanesque style of decoration, both in style and scope, is something that is not seen in these



John Warburton's map of 1720, bearing the name "Addle". The church is highlighted and was clearly an important landmark during this period.



Roman stone remains present in the churchyard indicate the possibility of there being Roman activity on the site before the construction of the church.



Stone coffins predating the church highlight the continued use of the area from the Roman period to the present day.

earlier Anglo-Saxon churches. Despite two periods of restoration in the 19<sup>th</sup> century, the church still retains some of its early fittings and furnishings. The cemetery contains a group of medieval stone coffins and millstones at its south west corner.

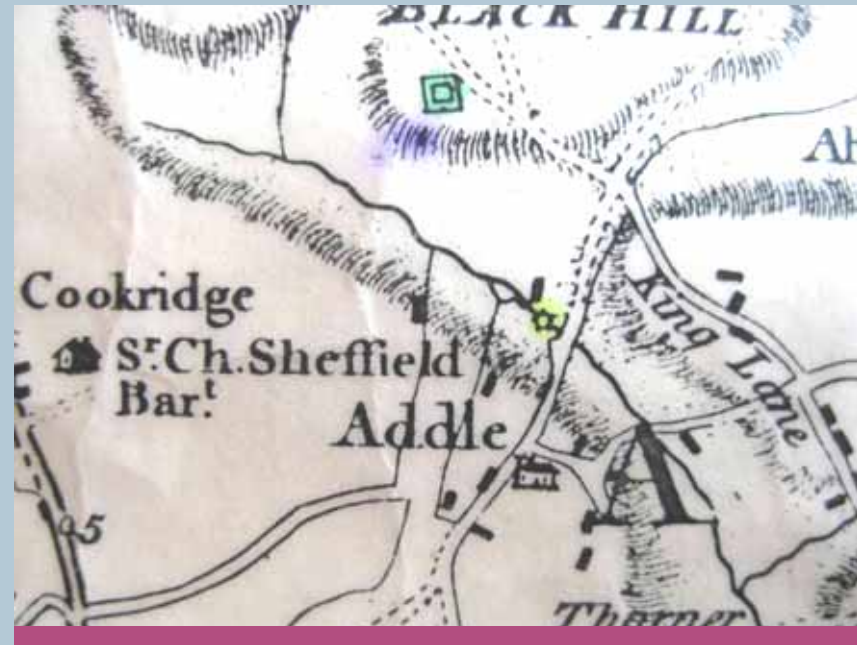
### Post-Medieval development

From the evidence suggested by 18<sup>th</sup> and 19<sup>th</sup> century maps, it would appear that Adel originated as a non-nucleated settlement, with scattered farmsteads that do not seem to have developed around a central focal point such as the church or manor house. However, Long Causeway, which runs off from Back Church Lane, was originally a stone-flagged track that probably dated to the 17<sup>th</sup> century or later (although it has since been covered in asphalt). The interesting stone flag pavement is still exposed and in situ. In the 1970s it was possible to discern a series of small platforms at the northern end and to the west of the road, which may have been building platforms. As there are no buildings present in this position on the 1<sup>st</sup> edition OS 6" to 1 mile map of 1847 these may be the remnants of medieval structures, perhaps representing a deserted medieval settlement here. There are also earthworks to the south west of Adel Mill Farm that possibly date to the medieval period, representing either cultivation terraces or building platforms.

Other than the church the oldest properties within the conservation area

are most likely Ashling and Aisling Cottages, which were originally the Rectory of 1652 incorporating an earlier timber-framed house. The Parish Hall, which is also listed, was built as stables and a coach house about 1766, and is the only remaining part of what was once an extensive group of service buildings grouped around the yard to the rear of the Rectory.

Just to the north of the conservation area is the Adel Mill complex of buildings. Although the current buildings at Adel Mill Farm are mid 18<sup>th</sup>-mid 19<sup>th</sup> century, the history of the site goes back much further. It was originally a medieval corn mill, which used the Adel/Meanwood Beck for water-power, and is referred to in a charter made before 1200. It would seem that this mill was the cause of an ownership dispute between the Abbot of Kirkstall and the Prior of Holy Trinity Priory in York, which lasted for over 50 years and was not settled until 1237. The corn mill was still in operation in the early 19<sup>th</sup> century, and was later used as a farm until the 1980s. The buildings were converted to residential dwellings about 1990.



Thomas Jefferson's map of 1775 was drawn with increased detail and has representations of buildings which surround the church.



Part of the very historic Adel Mill complex which has its origins in the Medieval period and is located to the north of the conservation area



The historic stone flag path on Long Causeway is an important historical remnant within the conservation area.

## 19th century and modern development

Late 19th century development took place in the area to the south of the church, accessed off Church Lane. On the First Edition Ordnance Survey map of 1847 the only structure present in this area is Glebe Cottage. By the late 19th century a school and various cottages were constructed in the vicinity. This development along with that at York Gate Farm and the pavilion complex highlights the sporadic and unfocused development of Adel.

From this point on Adel was slowly encroached upon by the suburban growth of Leeds. Some infill development took place among the historic properties around the Old Smithy and Glebe Cottage, but on the whole the conservation area retains its individuality and independence from its surroundings.



By the Second Edition Ordnance Survey map of 1891 the development around the church had increased, with buildings also being erected around Glebe Cottage.



The First Edition Ordnance Survey map indicates development east of St John's church, but as yet little else.



Glebe Cottage is one of the few buildings in the area that pre-dates the 1st edition Ordnance Survey.



Listed monuments in the churchyard are important in marking the historical development of the area.

# Character Analysis

## Spatial Analysis

### Settlement form

The area appears to have originated as an ecclesiastical centre along with a series of scattered farmsteads. There was later 18th and 19th century development but the conservation area is a scattered settlement. This area may have once formed the core of historic Adel, but as Leeds expanded and Adel developed into a suburb, the bulk of the housing was focused to the south of the conservation area.

### Character of Spaces

The dominant character is the rural feel presented by open space within and surrounding the conservation area. This open feel is reinforced by the mature tree growth and planting present around many of the properties, the most dominant being that of the church and the house at York Gate Garden.

The mature tree growth does provide enclosed views at points, including along Back Church Lane, and points along Long Causeway. Tight and enclosed views are also present in the area of historic buildings in the south-west corner of the conservation area. The historic structures in this area are a distinct group.

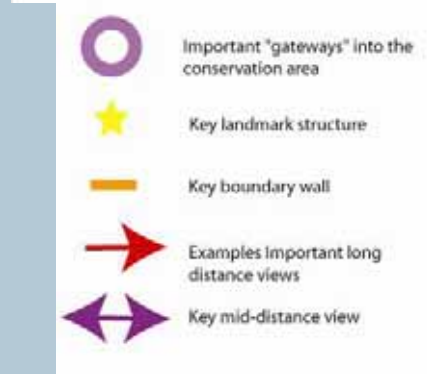
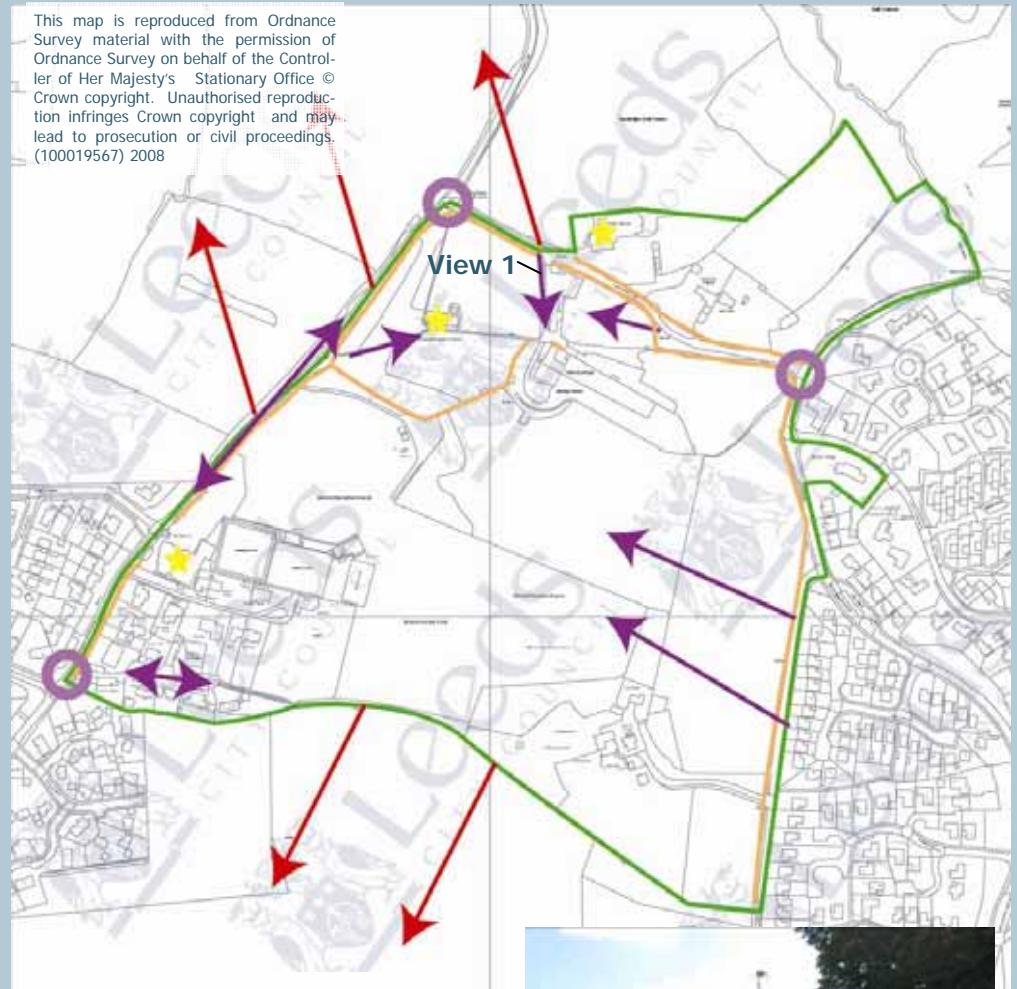
### Key views

With such a concentration of historic architecture and surrounding countryside there are many interesting views. The most prominent building is St John's Church. Much of the rest of the architecture is set back from the road or shielded. This means there are no focal point buildings, rather the buildings make up scenes and have a cumulative impact on the streetscape.

### Activity and grain

The conservation area is highly permeable. The western boundary is the busy Church Lane, and with various domestic and club/group structures being present in the area vehicular and pedestrian traffic is often apparent. Pedestrian movement is usually focussed around the church and the footpaths which lead to and from it.

The architecture has an inconsistent grain. The buildings are set into varying sized plots and there is a variation of size and scale of properties. The properties are generally of two-storeys, but variation in status of the properties means they often have very different scales. The piecemeal development of the area, together with the fact that there was never a nucleated or linear origin of the settlement, means that the orientation of the plots is also inconsistent, with some facing the roads/lanes, and others not.



View 1-There is a multitude of key views in and away from the conservation area



# Character Analysis

## Built Environment

Adel-St John's Conservation Area is small, but with a consistent palette of building materials, characteristics and details. The buildings within the conservation area vary in scale and status, yet the positive details help to preserve and enhance its appearance.

The listed structures in the conservation area retain a high level of original and historic detail. This can act as a positive contribution to much of the conservation area, but for this reason also makes those structures not retaining original or traditional detailing stand out in a negative manner.

### Architectural characteristics

There are various architectural characteristics which make a positive impact on the appearance of the area. Many are consistent throughout.

The historic buildings are of varying types and varying status. Detached Victorian structures, the converted rectory, the Old Smithy and the Parish Hall which was a former stable block all have a strong but varying influence in the area.

The design of all the structures is generally simple, with all positive buildings having very little architectural

ornament, the key exception being the former school on Church Lane.

Properties are consistently two-storey with regular fenestration.

Pitched roofs are usually adorned with chimney stacks and clay pots.

### Materials

Locally-quarried sandstone/millstone grit, laid in regular courses, is the predominant building material, with roofs of natural Welsh slate/stone-slate. Later structures make use of a more varied walling palette including machine brick and timber panelling. Natural stone has the most positive impact in the area.

### Local details

The conservation area has a reasonable retention of traditional windows on many of its most historic properties. This has a positive impact on the character and appearance of the conservation area. There is a variation of window types including multi-pane sashes and casement windows.

There is a consistent use of stone boundary walls running throughout the conservation area which relate well with the rural character of the area.



Regularly-coursed stone and traditional details are important architectural characteristics that have a positive impact on the overall character of the conservation area.



The converted school building on Church Lane has a more ornamental detail than many structures in its vicinity



Stone boundaries help to unite the street frontage in many parts of the conservation area

# Character Analysis

## Streetscape and public realm

There is a very strong streetscape within the Adel-St John's Conservation Area. The centre of activity is around St John's Church. This is due to the close proximity of the Parish Hall and the York Gate garden visitor centre. Back Church Lane in this location is narrow, and the contrast is further emphasised by the strong boundary treatments present.

Streetscape features which are important include;

- Strong boundary treatments, particularly stone walls and mature hedgerows.
- Mature trees interspersed with the properties adds important variation to the character of the conservation area.
- Variation in the orientation of structures and the impact they have on the streetscape from their size, scale and status.

The churchyard is a positive feature of the streetscape and public realm, mostly due to the sympathetic use and retention of traditional street lighting and York stone paving.

Different public realm elements each have an impact on the conservation area both individually and cumulatively.

- Street lighting

Within the conservation area the street lighting is quite plain. Its tall unpainted columns are too prominent for the historic environment into which they are placed.

- Pavement surfacing

Stone kerbs and flag stones are present in some of the conservation area. They give a positive contribution to the street surfacing. This is particularly the case for the historic pavement on Long Causeway.

Gravel surfacing to some roads and paths helps to maintain the rural appearance of the area. The use of asphalt though does not relate well to the traditional materials which are present.

- Traffic signage

There is very little signage within the conservation area. Where present the signage is ordinary. The small amount of it means that it has little impact on the character and appearance of the conservation area. Increased signage could have a detrimental affect.



Long Causeway has traditional and natural features which can have an impact on the streetscape of a conservation area. Mature trees, stone paving and stone boundary walls all contribute greatly to the streetscape.



Established planting and boundary walls are present throughout the streetscape.



Generally signage, street furniture and surface treatment is ordinary, such as here at Church Lane.

## Character Analysis

### Greenscape

Trees, gardens and open green space are all essential elements of the Adel-St John's Conservation Area. There are three main areas which have an important contribution;

- **The churchyard of St John the Baptist**

The mature and well-maintained churchyard is one of the most prominent green spaces in the conservation area. This area is a focal point of pedestrian activity. As one of the most permeable and accessible areas of green space it is important and significant that the church yard is so well maintained. It provides a positive green area to the conservation area.

- **York Gate Garden**

This nationally renowned garden is of a contrasting character to the rest of the conservation area. The ornate and formal layout is in marked difference to the open rural feel of the rest of the greenscape. This contrast is a very positive feature. The variation in planting and the strong impression from Back Church Lane both enhance the contribution which this site makes to the area.

- **The Memorial Recreation Ground**

The recreation ground provides contrast to the other green areas in the conservation area. The well-maintained sports facilities are markedly different to the open rural feel of the surroundings and provide important amenity space for the local population. The hedges and trees to its boundaries compartmentalise its distinct character.

There is more than just specific green areas which have an impact on the natural open green feel of the conservation area. Mature trees proliferate and have a positive impact throughout. The importance of the tree growth in this area is emphasised by the fact that much of conservation area is already covered by a Tree Preservation Order (TPO).

The green space is further augmented by the wide grass verges present in many areas.

Views from the conservation area towards open countryside contribute greatly to establishing the Adel-St John's Conservation Area as an open rural location on the edge of suburban Leeds.



The nationally-renowned York Gate Garden is a very important green space which has a very positive influence. It contrasts well with the more natural green surroundings.



The open green space of the Memorial Ground provides further variety to the green nature of the conservation area.



The churchyard is a very conspicuous and very accessible green space.

# Character Analysis

## Summary of character

### Key characteristics:

- Regularly coursed millstone grit/sandstone as the predominant material for buildings/boundary walls.
- Pitched roofs with traditional roofing materials of slate/stone slate and chimneys stacks with pots.
- White painted timber windows on historic properties.
- Traditional coursed stone and/or mature hedgerow boundary treatments.
- Very little street clutter.
- Mature trees interspersed with properties.
- Permeability of open green spaces.

### Key ways to retain character:

- New buildings to be of an individual nature but respect local traditions and characteristics.
- Key views towards open countryside not compromised.
- Use of natural millstone grit/sandstone in regular courses in the construction of new boundary walls and new buildings.
- Retention of traditional architectural detailing, such as painted timber windows.

- Employment of pitched roofs with traditional materials and chimneys stacks.
- Retention of green spaces.
- Retention of the permeability and accessibility to these green spaces within, and adjacent to, the conservation area.
- Retention of established trees and hedgerows.



Mature trees are often located very close to buildings.



Lower status structures also employ regularly coursed stone in both buildings and boundary walls



Ashling House and Aisling Cottage form today what was once the high status Rectory that was associated with the church. The regularly coursed stone for the walls and boundary treatment is an important characteristic of the built environment in the conservation area



The path running through the churchyard is important for the permeability of the conservation area.



Stone boundary walls and hedgerows have a positive impact on the area's character

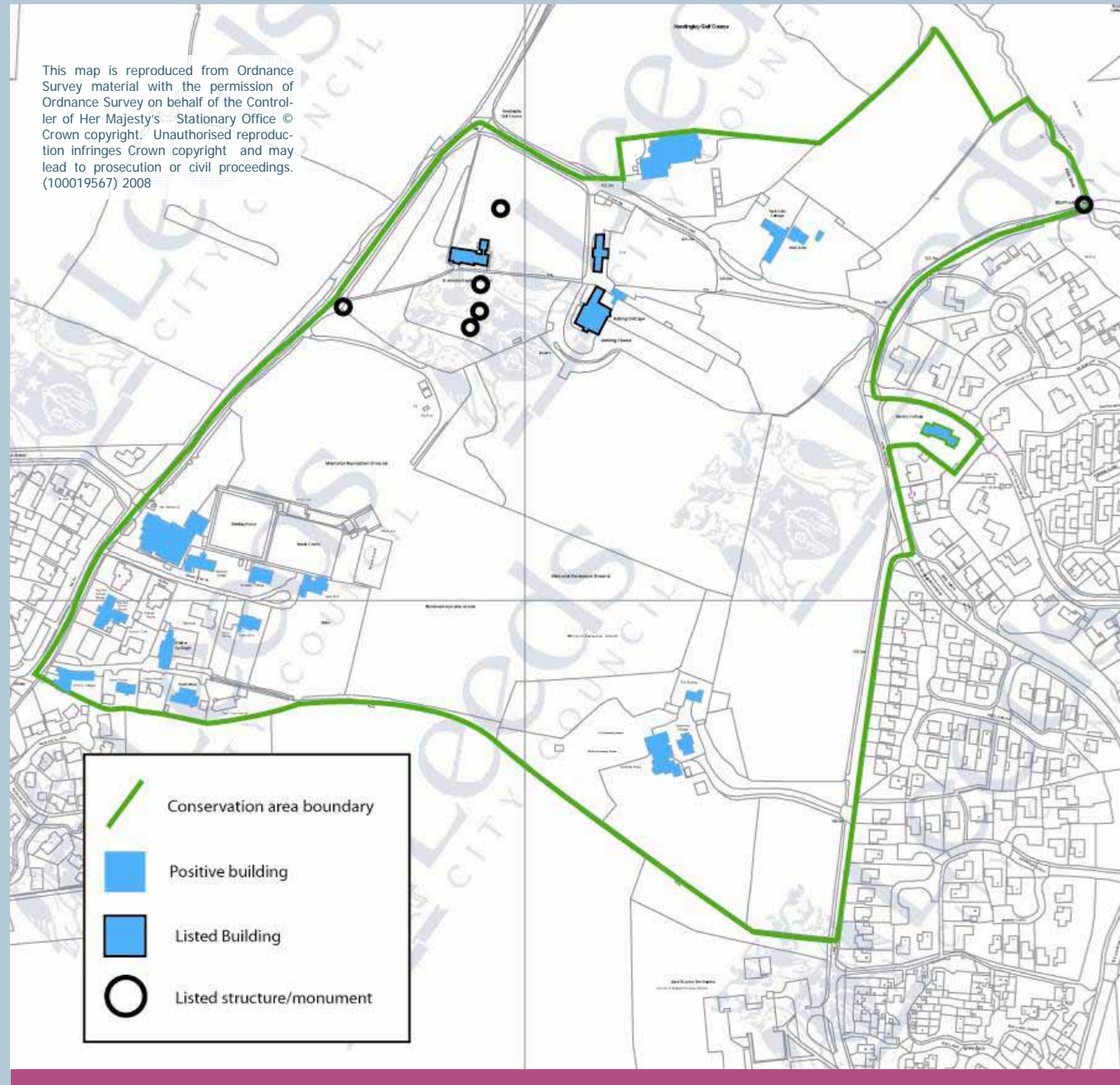
# Character Analysis

## Positive buildings

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

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

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



## Management Plan— Opportunities for management and enhancement

This section highlights opportunities to further enhance the character and setting of the Adel-St John's 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.

### Protection and enhancement of green open areas within the conservation area

The conservation area has a multitude of green spaces including the churchyard, formal gardens and recreation grounds. Many of these aspects are open to the public and have many entrances/exits, allowing the area to be highly permeable. This important factor should be retained and enhanced within the conservation area.

The green space, along with important elements such as mature trees and historic boundaries, should be retained and well maintained. The footpaths in and around these areas should similarly be maintained to increase access and movement through the conservation area.

**Action:**  
Ensure that any future proposals respect the importance of green space in and around the Adel-St John's conservation area. Also ensure that the permeability through the conservation area isn't restricted due to development.

### Tree management

Trees form an important part of the character of the area, particularly in the churchyard. Conservation area designation affords some degree of protection. A tree that has a trunk diameter of 7.5cm and when measured at 1.5 metres above ground level is protected within a conservation area. Six weeks notification to Leeds City Council is required to undertake works to trees above this size. If the works are deemed unacceptable then a Tree Preservation Order may be made to give the tree protection. If possible a tree strategy could be undertaken to identify the most significant trees in a conservation area. This could lead to the designation of more Tree Preservation Orders (TPOs) and can also identify 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 local green character.



Open areas surrounding the conservation area, such as the fields behind York Gate Cottage (above) have a positive impact on the setting and appearance of the conservation area and should not be the subject of development .



Mature trees and hedgerows are important in establishing the greenscape of the conservation area.



Footpaths, such as the lane that runs off Back Church Lane and towards the church are important features in the conservation area

## 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 local character, while at the same time addressing contemporary issues such as sustainability.

A particular threat is the tendency for new build to be of suburban form and design, executed in materials of lower quality than the surrounding positive buildings. Equally, poorly designed and detailed 'pastiche' development can be as eroding to special character as development that shows no regard for its setting. There should be careful control of structures used for a rural purpose, such as horse stabling.

*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.**

### Public realm enhancements

Whilst Adel have very little signage etc, when resources are available a specifically funded streetscape audit and rationalisation of existing signage, road markings and street furniture would provide the opportunity to identify any possible street clutter and clear the streetscape of it if necessary. 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:

- Improvement of verge surfacing outside St John's Church, used for informal car parking.
- Appropriate treatment for street furniture (streetlights, benches etc), such as a simple design painted black (as covered by current council policy).
- The sympathetic development and enhancement of surface treatments on public highways, particularly paths. The surfacing of some areas of the public highways could be improved. Inconsistent and patchy surfacing, as well of areas of disrepair are inappropriate to the conservation area. Historic surfacing should be retained, such as at Long Causeway.



Any developments within the conservation area should respect the historic positive architecture in the area, as well as be sympathetic to the palette of materials present on positive structures.

- More discrete public realm such as smaller traffic signs and paler and narrower yellow lines when they are due for renewal.
- Ensuring all public realm is consistent.
- 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).

### 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;**

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

## streetscape and proportions of buildings.

### Resistance to inappropriate forms of infill development

Conservation areas in general are sensitive to forms of inappropriate infill development. Often the infill does not take into account the scale, massing and proportion of structures in the area. Spaces between the structures are also important. All of these criteria are important in 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, boundary features and materials of positive structures within the conservation area, as well as the spaces in between them and the effect this may have on the amenity of adjacent properties.

### Development affecting the setting of the conservation area

It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be detrimentally affected by inappropriate placed structures, or groups of structures, at

key locations around the conservation area. Appropriate design and materials should still be used when designing structures adjacent to the conservation area, as well as consideration given to the impact they may have on views towards and away from the conservation area.

**Action:**  
The impact of developments outside the conservation area that might affect the character and appearance of the conservation area should be considered. This will ensure the character and setting of the conservation area is not compromised.

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

The incremental loss of traditional architectural detailing is an issue which effects many conservation areas. Replacement of windows, doors and roof coverings with inappropriate materials, colours and designs, is negative and affects individual buildings and the wider streetscape.

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

By encouraging the protection of surviving historic detail and the reinstatement of appropriately detailed

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

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

### Boundary Treatments

The Adel-St John's Conservation Area, due to its layout and historical context, is particularly at risk from the negative effects that can be caused by inappropriate boundary treatments. In order to retain the established character, all boundary treatments should be sympathetic with those in existence, and those which add character to the area.

**Action:**  
It will be encouraged that new boundary treatments within Adel-St John's conservation area are consistent with the traditional nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible.

### Protect archaeological remains

Adel has possibly been inhabited for nearly 2000 years and buried evidence of past occupation is likely to survive. Development which may disturb archaeological remains may require a



Historic details add value to the character of a building and should be retained when possible.



Stone boundary walls are very important to the conservation area. Traditional boundaries should be retained where possible

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.



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## Acknowledgements

- West Yorkshire Archaeological Advisory Service (WYAAS).
- Adel Association

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## Where to find out more

Local sources are:

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

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

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

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

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

In addition, much information is available on other websites:

- [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) includes all listed building descriptions and some photos
- Access to archives - [www.a2a.org.uk](http://www.a2a.org.uk)
- [www.leodis.net](http://www.leodis.net) has archive photos of the Leeds district
- [www.old-maps.co.uk](http://www.old-maps.co.uk) includes early Ordnance Survey maps.

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## Finding Out More

### What is a conservation area?

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

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

### What does conservation area status mean?

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

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

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

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

### What is the purpose of this appraisal?

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

It provides a clear understanding of the special interest of Adel-St John's conservation area by:

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

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

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

### Planning policy context

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

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

### Community involvement and adoption

A draft version of this appraisal went through a six week public consultation process, which included;

- Identified stakeholders and interested parties being directly notified

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

The consultation responses were evaluated and the appraisal was amended in light of comments received if it was deemed appropriate. This document was approved at the Leeds City Council Planning Board meeting in October 2009, with the document becoming a material consideration when applications for change within the conservation area or its setting are considered by the Council from 2nd November 2009.