



Bardsey-cum-Rigton 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.



# Bardsey-cum-Rigton

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions – 16th March 2009

## Summary of Special Interest

Bardsey-cum-Rigton conservation area includes the historic rural, agricultural village settlements of Bardsey and East Rigton and the later 20th century residential developments that connect them and relate to the development of the area as a popular commuting base to Leeds and Wetherby.

Key characteristics:

- The village cores of East Rigton and Bardsey retain their rural character and sense of place. Each has their own distinct character.
- Bardsey is centred on All Hallows church which contains one of the best surviving Anglo-Saxon buildings in West Yorkshire. It includes a nucleated village core featuring a number of local landmark buildings such as the village hall, 18th century school house and Bingley Arms. A pattern of dispersed settlement of isolated farms and cottages is located to the south west. A group of former farms is located around a triangular green at Bardsey Hill.
- East Rigton is centred on a number of greens and features two large working farm complexes and a collection of former farms, stone cottages and later residential development.
- Early 20th century development includes the 'set-piece' residential developments of Woodacre Crescent and Wayside Gardens. Large

detached buildings set in private gardens and each individually designed typify these areas. Common materials of white rendered walls with stone and Mock-Tudor half timbering details and *Arts-and-Crafts* derived styles unify these areas.

- Greenscape features including the surviving greens, mature trees, open fields, hedges, distant woodland and gardens are important.
- The valley topography creates significant long distance views into and between the settlements and out to the surrounding countryside.

## Summary of Issues and opportunities

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

- Ensure future change respects the rural character of the settlement and the unique and distinct character of the two village centres of Bardsey and Rigton.
- Establish a list of locally significant buildings and policies for their protection.
- Encourage the protection of surviving historic detail and the

reinstatement of appropriately detailed fittings in the defined positive buildings (see figures on pages 15-19).

- Ensure that all new development is sustainable, high quality, well designed 21st century architecture that responds to its context in terms of urban design (eg layout, density and spatial separation) and its architectural design (eg scale, form, quality of materials and building methods).
- Ensure that future public realm and traffic management measures respect and enhance the special character of the conservation area.
- Maintain the important contribution gardens and the spaces between buildings make to the special character of the area by resisting inappropriate infill development.
- Develop a tree strategy to guide future positive management.
- Promote and celebrate the special architectural and historic interest of the conservation area.
- Ensure that the setting of the conservation area and the impact of development in its wider settlement context is considered as a material consideration within the planning process and setting issues are considered as part of the positive conservation management of the settlement.



All Hallows Church has Anglo-Saxon origins and forms the heart of Bardsey



East Rigton retains its rural agricultural character and elements of its green

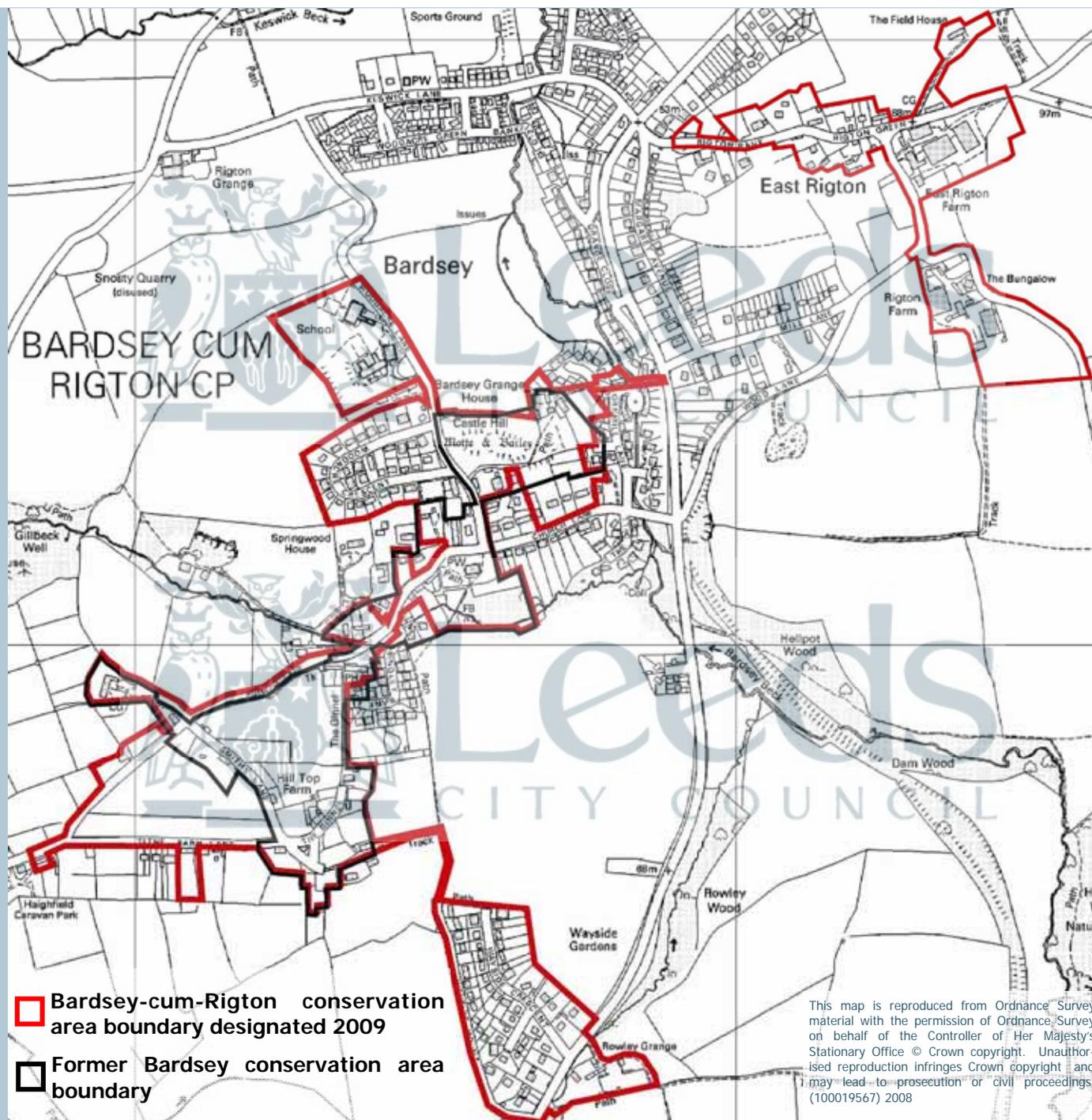


Early 20th century development is an important part of Bardsey's special character

## Extent of the conservation area

The Bardsey conservation area was first designated in 1975. In March 2009 the conservation area was renamed the Bardsey-cum-Rigton conservation area and the boundary was modified in the following ways:

- An extension to include East Rigton.
- An extension at Rowley Grange and Wayside Gardens.
- An extension to include the Corn Mill, Old Forge and remains of a railway bridge, Cornmill Lane.
- An extension to include 6, 8, 10 & 12 Church Lane.
- An extension to include the Village Hall, Woodacre Crescent and Bardsey Primary School.
- An extension to include 46 and 48 Church Lane, 3 Blackmoor Lane, Bardsey Lodge and Tithe Barn Lane.
- Some boundary rationalisation to exclude a number of late 20th and early 21st century residences that are not of special architectural interest.



## Location and context

Bardsey-cum-Rigton has a rural location approximately 13 km (8 miles) to the north-east of Leeds and 6 km (4 miles) to the south-west of Wetherby. The village is located on the A58, the main route running between these towns.

*Bardsey-cum-Rigton* names a poly-focal extended settlement that has developed along the main road and includes the historic settlements of Bardsey, to the south west and East Rigton to the north east.

The village is primarily residential in character but offers a number of local services including churches, the Bingley Arms public house, a Primary School, the Village and Callister Halls and a number of small businesses.

The area is covered by the Bardsey-cum-Rigton Village Design Statement that was adopted by Leeds City Council in 2002 as Supplementary Planning Guidance.

## Geology, topography and landscape setting

The rural location, valley topography and surrounding landscape setting of Bardsey-cum-Rigton form important elements of its special character.

The valley topography creates a sense of enclosure in the valley floor and gives rise to wide ranging views that visually connect different elements of the dispersed settlement.

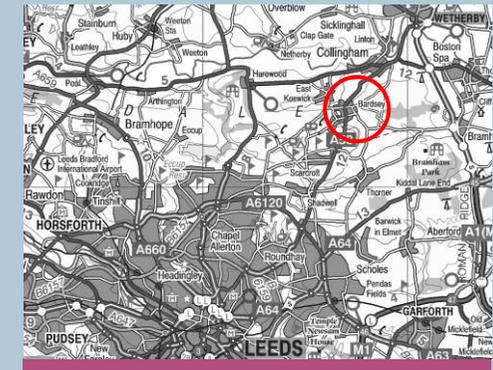


The landscape setting is important to the rural character of Bardsey and East Rigton

Geologically the settlement is located on the boundary between the sandstone and millstone grit deposits to the west and limestone to the east. The historic core of Bardsey is located in the valley floor, with a geology of sandstone and millstone grit. East Rigton is set on the higher ground of the limestone bedrock.

Much of the parish is within a designated Green Belt area and the setting of the conservation area is

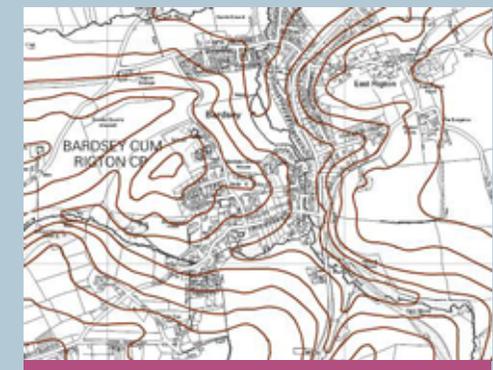
dominated by agricultural land and areas of woodland. Hetchell Wood to the south east, is a site of national importance for nature conservation managed by the Yorkshire Wildlife Trust. The Leeds Country Way passes through the village encouraging leisure access. Other popular outdoor pursuits include the nearby rock outcrops that attract climbers to the area.



Bardsey in its wider setting



Bardsey-cum-Rigton is situated on the boundary between the sandstone and millstone grit (west) and limestone (east)



The valley topography is an important part of the character of the settlement

## Historic development

### Prehistoric activity

There is evidence of extensive activity in the surrounding area during the Late Iron Age and Romano-British period. Crop marks, visible on aerial photographs of the fields surrounding the village, show archaeological remains of an extensive landscape of enclosures, fields and track ways. There is some evidence to suggest the remains of an earlier Bronze Age burial barrow underlying this landscape located to the east of East Rigton Farm.

The probable line of a Roman Road runs east - west to the immediate north of East Rigton and is marked on the historic Ordnance Survey map series. A low ridge earthwork marks its possible course.

### Early medieval and Domesday *Berdesei*

Bardsey, as we know it today, has Anglo-Saxon origins. All Hallows church includes elements of an Anglo Saxon church dating between 850-950AD. This church would have been a simple two-cell building. Early surviving elements include the west tower that was originally built as a porch and was raised as a tower in the 10th century. Surviving walling in the nave also dates to the Anglo-Saxon period and includes evidence of the original roofline and a blocked window. The church was not mentioned in Domesday Book (1086) but a priest is recorded as living in East Rigton and probably served Bardsey.

The presence of the church suggests a nearby settlement focus was in existence at this time. The Bingley Arms has been featured in the Guinness Book of Records as the oldest inn in England and cites a 10th century date of origin.

At Domesday the settlement was recorded as *Berdesei* and was in the ownership of the King. The place name is derived from Old English elements meaning *island-like hill, enclosure* or *high place hill*. This topographical reference is somewhat at odds with the valley floor location of the church, and possibly suggests an early settlement focus on an adjacent area of high ground. Bardsey Hill is perhaps the most likely candidate to the south west of the present day village core.

### Medieval Bardsey

The remains of a 12th century motte and bailey castle survive to the north of the church at Castle Hill. The castle is thought to have been constructed by Adam de Bruce, a North Yorkshire baron who was granted the manor of Bardsey shortly after 1175 as part compensation for the loss of his estates around Danby.

The motte is situated at the centre of a flat oval bailey which would have been surrounded by a wall or timber palisade. The motte is of an unusual form consisting of a large elongated platform 1-2m high, c100m long by c30m wide. A wide ditch with a central causeway cuts across the centre of the length of the platform dividing the site into two parts. Archaeological excavations in the

late 19th century and again in 1930 on the eastern enclosure revealed the remains of a substantial stone tower. The pottery assemblage recovered during the excavations suggest that the castle was only occupied for a short period from c1175 to c1200. The site later reverted to agricultural use and is covered with ridge and furrow earthworks.

The de Bruce regained their lands in 1201 and the manor of Bardsey reverted to crown ownership. It was subsequently granted to Kirkstall Abbey c1205 and remained in their ownership until the dissolution of 1539. A document of 1209 records that the Abbey held 400 sheep on their estate at Bardsey and Collingham. By this time the Abbey was a leading wool producer, wool being a key element of the local economy. Their estate would have been run from a 'Grange' headquarters. The conservation area includes Bardsey Grange and Rowley Grange but there is no evidence that either site was the monastic establishment. The present Bardsey Grange is dated '1717' but possibly incorporates an earlier 17th century inner core. William Congreve, the restoration playwright was born here in 1670.

The church remained an important focus in the village. During the Norman period the nave was enlarged with the construction of the north aisle c1100-1125 and the south aisle c1175-1200. The elaborately carved southern doorway with its distinctive chevron moulding and beakhead ornament also dates to this period. In the early 14th



All Hallows contains one of the best surviving Anglo-Saxon buildings in West Yorkshire. The line of the Anglo-Saxon nave roof is visible in the masonry. The arcades are of 12th century date



The remains of a 12th century motte and bailey castle survive at Castle Hill

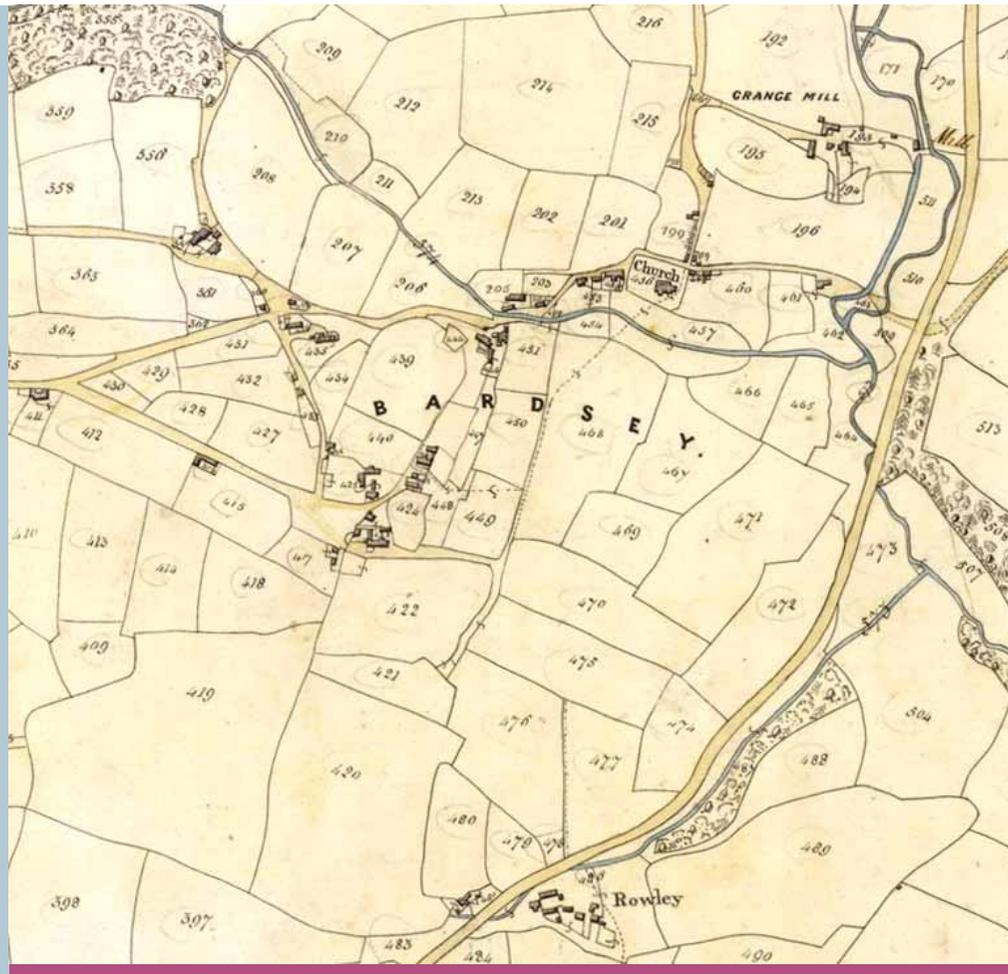
century the Norman aisles were widened and the chancel was rebuilt. Other medieval survivals include the group of six cross slab grave covers all dating between the 11th and 13th centuries.

The remainder of the village and East Rigton is likely to have been agricultural in character. Later historic maps show the remains of an extensive medieval strip field system surrounding East Rigton. The fields are characterised by long, sinuous boundaries, now largely lost.

**Survey of the Manor - 1735**

A survey of the Manor dating to 1735 provides a detailed map of the area. The church is depicted at Bardsey with a number of properties along Church Lane and a cluster of detached dwellings to the west around the junction of Smithy Lane. Bardsey Grange is shown to the north of Castle Hill with the mill on the stream to the east. It is possible that the corn mill has medieval origins although the current building is of 18th century date. The mill goit and dam have been lost in subsequent development. The Bingley Arms and land to the south did not form part of the manor and so is not depicted on the map. Callister Hall, a school house that bears a date stone of 1726, is also omitted.

In contrast to Bardsey's sparse settlement pattern, the 1735 map shows East Rigton as a more nucleated settlement based around a large open green with a pattern of croft and toft plots showing its agricultural character.



Tithe map of 1845 (West Yorkshire Archive Service—RD/RT/16/1)

Tofts are shown fronting onto the lanes or green and contained dwelling houses and associated service buildings, with the croft or field to the rear. This layout may date to the medieval period and be of a piece with the medieval strip field system adjacent to the settlement. Earth works and crop marks in the fields to the west of East Rigton Farm provide evidence to suggest that the village was

once a larger settlement showing the remains of now lost plots.

The farm yards of Rigton Farm and East Rigton Farm are clearly depicted on the map along with Mizpah Cottage, a squatters cottage encroaching on the triangular green.

**19th century**

The tithe map of 1845 shows a similar level of development as the 1735 manor



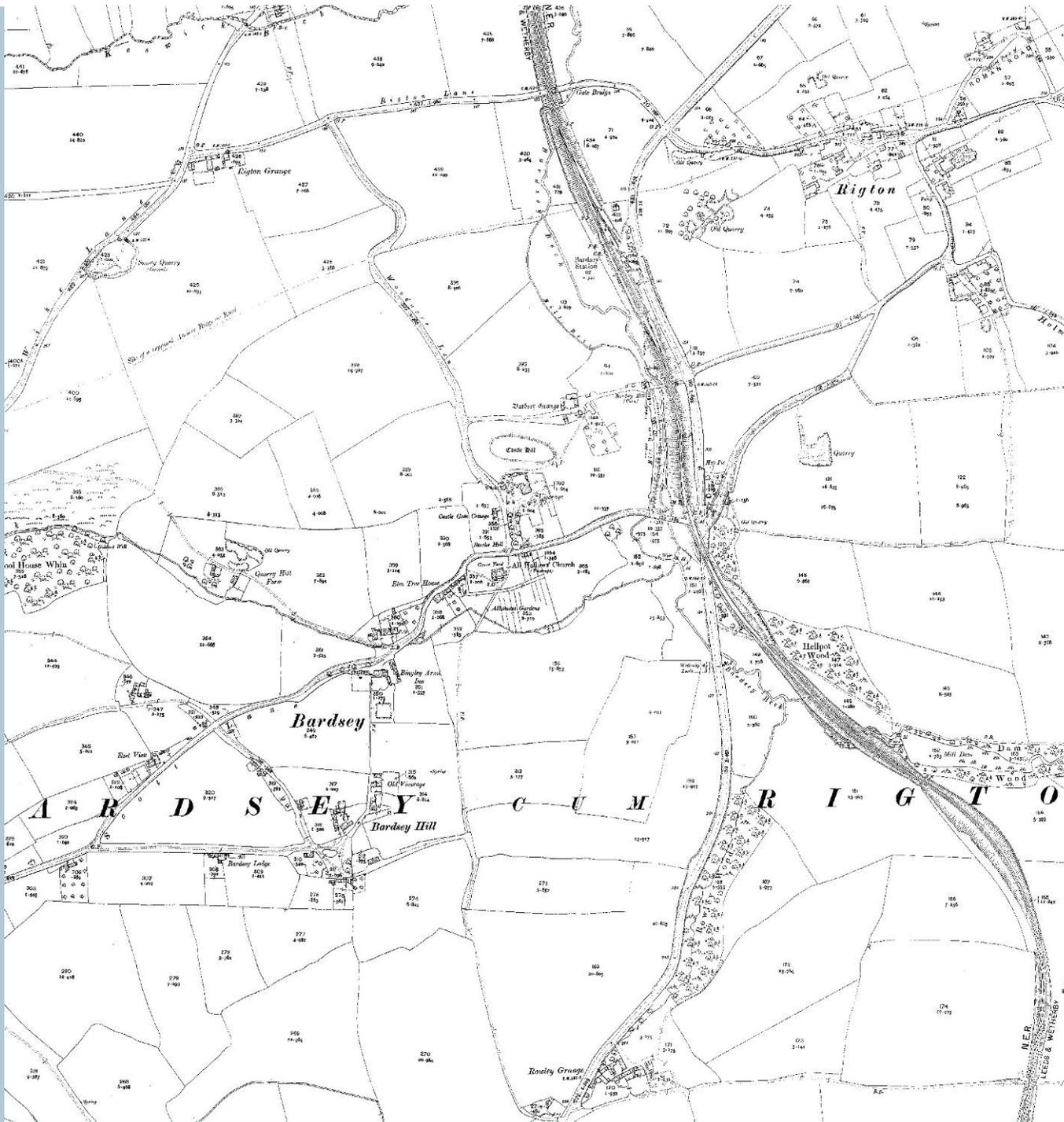
Tithe map 1845 (West Yorkshire Archive Service—RD/RT/16/1)



18th century corn mill, Corn Mill Lane



Callister Hall, School House dated 1726



survey and provides the first detailed depiction of the Bingley Arms and farms and houses of the Bardsey Hill area. A significant farm complex is shown on the east side of the green that no longer survives. This is reputedly the barn referred to in *Tithe Barn Lane*.

The major development that took place between the two maps was the creation in the early 1820s of the forerunner of the A58 road between Leeds and Wetherby. This later became a turnpike road. The arrival of the railway and a dedicated station at Bardsey in 1877 continued the improvement in communications, opening up new markets for the local economy and acting as a catalyst for residential development. The improved road and the railway established Bardsey as a popular location for commuters to Leeds and Wetherby. The first edition Ordnance Survey map of 1893 shows the railway that tightly flanked the new road as it passed between Bardsey and Rigton. The station was situated to the north of Bardsey village.

Other changes between the 1845 tithe map and 1893 1st edition Ordnance Survey include the development of a number of residential properties including Quarry Hill Farm, the cottages to the west of the Bingley Arms and houses on Tithe Barn Lane and the south west end of Church Lane. In the core of the village, Castlefield, a large vicarage, was built to the south of the remains of the motte and bailey castle.

By the end of the 19th century the character of Bardsey-cum-Rigton was

2nd edition Ordnance Survey map, 1908



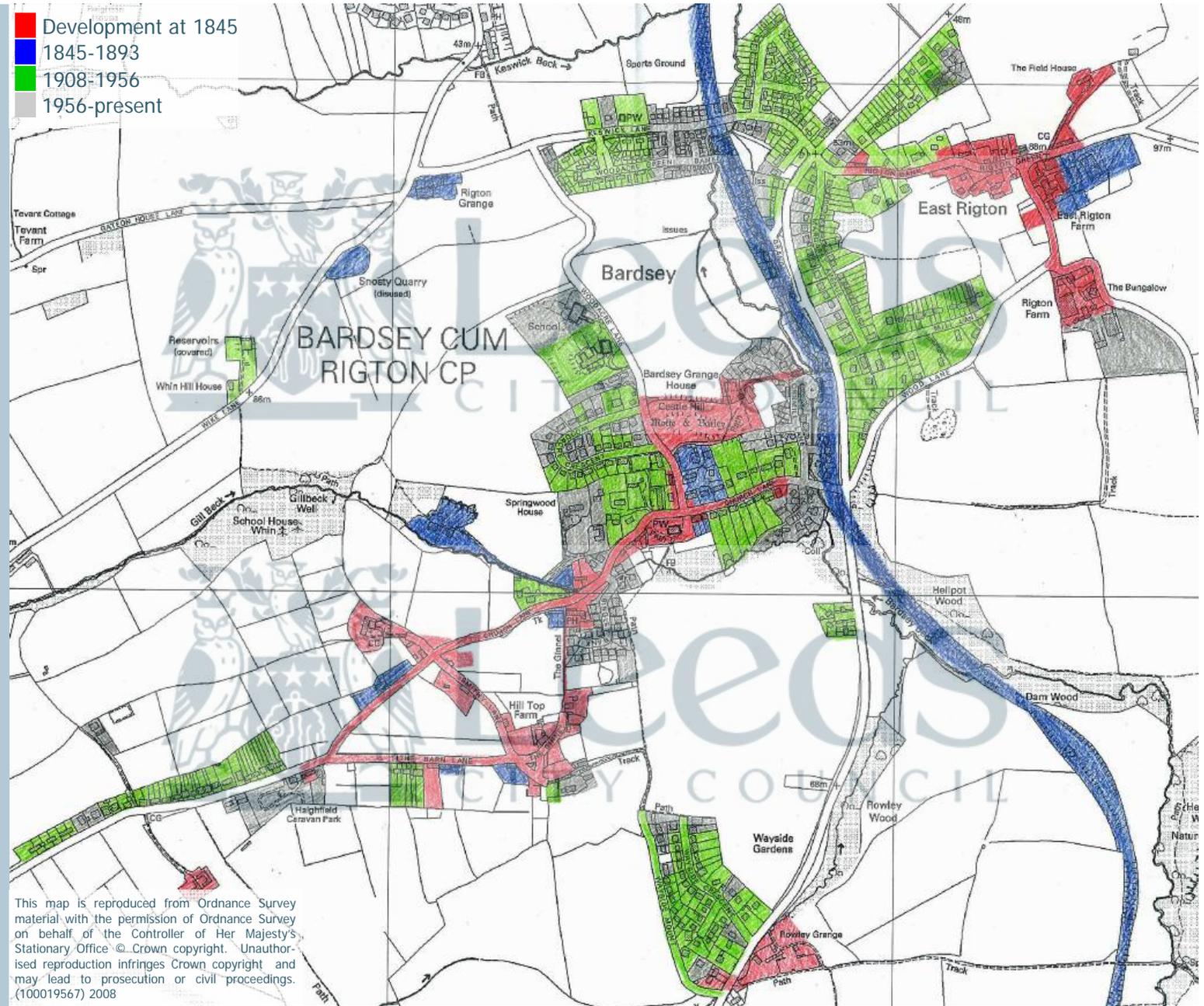
Bingley Arms reputedly the earliest surviving inn in England, now largely dating from the 18th century



Castle Hill, impressive late 19th century vicarage



Early 20th century Arts and Crafts inspired vicarage



Historic development of Bardsey-cum-Rigton

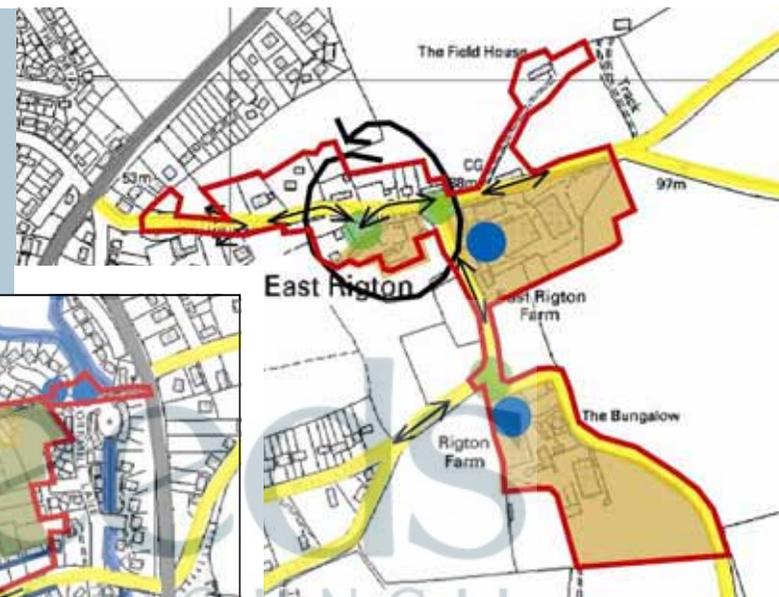
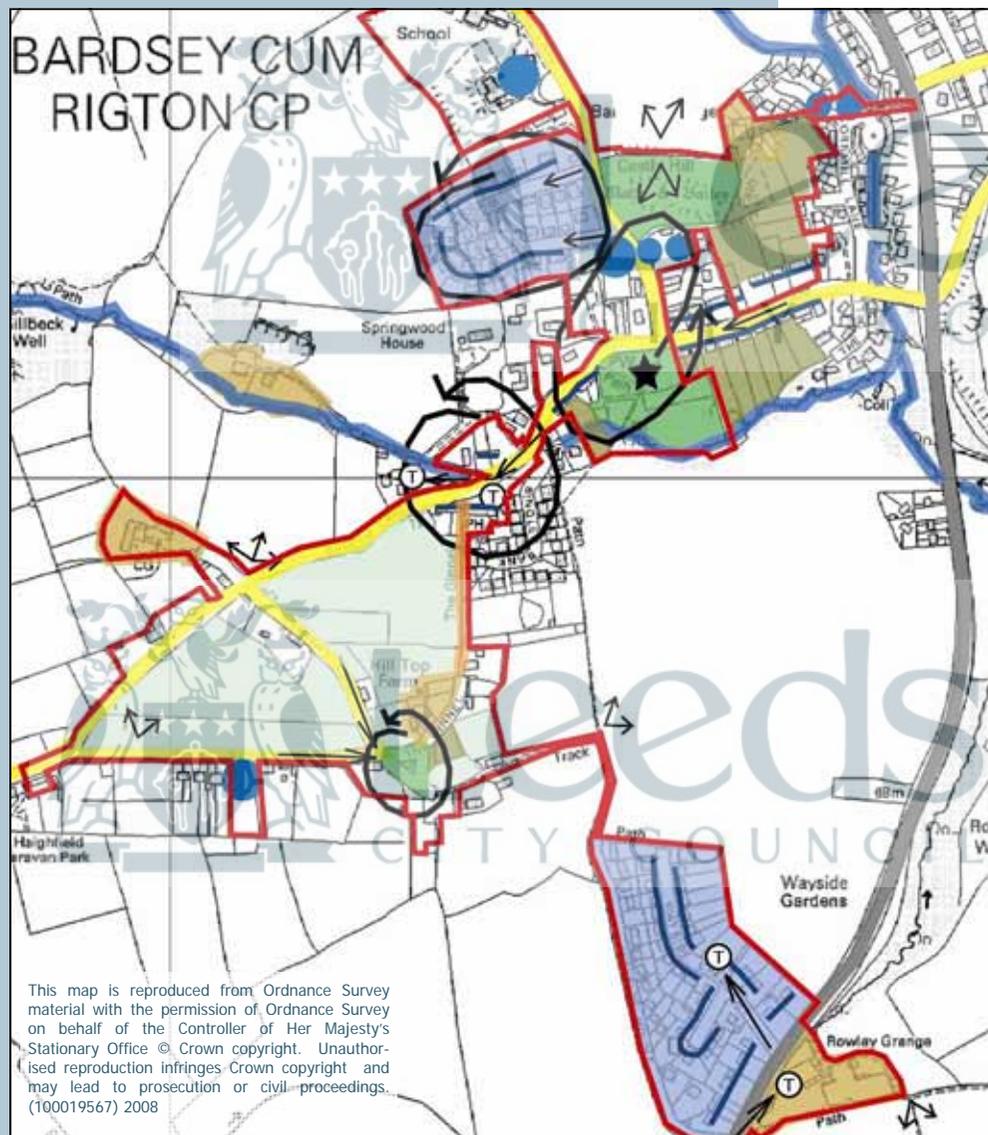


# Spatial analysis

## Settlement form

Bardsey-cum-Rigton lies astride a steeply sloping valley topography with Bardsey Beck running south-north along the main valley and Gill Beck a west-east tributary running along a side valley to the south of the church. The A58 spine road follows the line of the north-south orientated main valley floor, that separates the historic village centres of Bardsey - situated in the side valley to the west, and East Rigton - set on high ground to the east. These different topographical locations and the distinct settlement form of the villages play an important part in their distinctive contrasting character.

Bardsey has its core in the valley floor, centred on the church, with land rising to the north along Woodacre Lane and Castle Hill, and to the south and west along Church Lane and The Ginnel rising to Bardsey Hill and the Hill Top Farm area. This bowl-like topography closely contains the village core giving it a strong sense of enclosure and separation from the more dispersed outlying developments to the west and south. At the same time, the valley topography opens up long-range views, up and across the valley slopes and down into the valley floor. In this way, areas that are geographically distant are closely visually connected in the numerous important views that are such a component of the character of the wider village. Features in one part of the settlement, therefore, have the



- Conservation Area boundary
- A58
- Bardsey and Gill Beck
- Principal road network
- Fields in conservation area
- Important green space
- Important green space (private Gardens)
- Farms and former farm complexes
- ★ Key landmark
- Local landmark building
- Early 20th century 'set-piece' residential developments
- Significant build line
- ⌚ Area of special sense of place
- ↗ Views
- Ⓣ Termination / end-stop to view
- The Ginnel - important pedestrian link



Gill Beck, a conducted stream opposite the Bingley Arms



Roadside development along Church Lane, Bardsey village core



Dispersed settlement of farms and cottages to the south west of Bardsey village core



Development along The Ginnel. The Ginnel provides an important pedestrian link between the development at Bardsey Hill and the village core

potential to have a much wider impact than simply their immediate setting.

The historic settlement pattern of Bardsey is generally of linear ribbon development that has taken place along the simple road pattern. Church Lane forms the main route orientated south-west - north-east. It was the focus for the most nucleated area of historic development in the village with a concentration of cottage row development set hard on the pavement edge and closely set detached dwellings located to the immediate west of the churchyard. The Bingley Arms and 26—

30 Church Lane form a further concentration of historic development. Infill and ribbon development along this road in the 20th and 21st centuries has been characterised by substantial detached residences set in large gardens. To the east of the church these dwellings follow a strong shared build line tightly flanking the roadside to the south and somewhat raised and set back to the north.

To the south west of the village centre, is an area of generally dispersed historic farm and cottage developments set around two triangular areas of open

fields defined by Tithe Barn Lane, Smithy Lane and The Ginnel. The Ginnel forms an important footpath connecting the village core to a distinct area at Bardsey Hill. This area comprises a group of farms and later residences focused around a triangular green featuring a picturesque pond.

Surrounding the historic village core further 20th and 21st century development has taken the form of set-piece planned cul-de-sac and close layouts such as Bingley Bank, Woodacre Crescent, Cornmill Lane and The Dell. These developments are characterised by detached dwellings set within private garden plots.

In contrast to Bardsey, East Rigton is set on higher and flatter terrain approached from the west up the steep valley side along Rigton Bank, Mill Lane and Wood Lane. The village core has a strong sense of place, with development focused around an encroached village green, creating an inward-looking central core. Originally the green was a large open triangular space but over time developments have encroached upon the area to the north and south reducing its size and splitting the space into two separate greens - one at the 'T'-junction of Mill Lane and Rigton Green and the other, larger surviving area, to the west, retaining a triangular footprint and formerly strongly addressed by Granger House. To the south of this core the large, working farm complexes of East Rigton Farm and, further to the south, Rigton Farm form large plots that contrast with the smaller grain of the rest of the village.



Rigton Farm, the large plot of this working farm complex contrasts with the finer grain of the cottages



Green at East Rigton with late 20th century housing featuring stone facades



Rigton Green, view east



Long distance views across the valley topography are important. The church tower is the principal landmark.

Building plots, building form and siting here display an irregularity and organic character that owes more to the changes that have taken place over time than its original settlement form recorded on the 1735 manor survey of regular tofts and crofts. Large farms, smallholdings, detached cottages, cottage rows, and 20th century semi-detached and large detached residences intermix.

The two historic cores of Bardsey and Rigton retain their strong sense of place and essential rural, agricultural character despite the substantial 20th and 21st century residential

development between them which has a more suburban character referencing its relationship with Leeds rather than its rural setting. Predominantly of substantial detached housing set within private gardens, the character of this phase of the village is defined by its ribbon development along the A58 spine road and offset roads parallel to it such as Margaret Avenue and Grange Close (built along the former railway line) or as set-piece 'Close' developments. These developments are characterised by their uniformity of settlement pattern with regular building plots and strong shared build lines.

### Key views and landmarks

- The church and its tower is the principal landmark of the village.
- The long distance and wide ranging views created by the valley topography are important and visually link geographically separate parts of the settlement:

- Views from the higher ground down into the valley floors and vice versa. For example the important views down into the centre of Bardsey village from Smithy Lane and Tithe Barn Lane, featuring the church tower and the wooded valley side running down to Gill Beck.

-Views across the valley. For example views from Woodacre Lane north east across to East Rigton and vice versa. Views from Rigton Bank west.

- Views around the greens - the greens act as focal points within the wider settlement. Surrounding development generally directly addresses the open space and contains views strengthening their sense of place. Approach views along roads that lead into the greens often terminate on building facades.
- General views out to the surrounding countryside, featuring agricultural land and woodland, create a strong link between the settlement and its surrounding landscape setting. These views are important in retaining the rural character of the village.



Bardsey Grange. Farmhouses are a common building type



Barn at Rowley Grange. Surviving farmyard buildings are important, many have been converted for



Cottages, Rigton Bank. Mixed materials, sandstone and millstone grit, pantiles and stone slate roofs

## Built environment

### Architectural characteristics

The built environment of the conservation area is dominated by a distinctive group of rural vernacular structures, ranging in date from the late 16th century to the late 19th century, and early-mid 20th century development relating to the residential expansion of the settlement.

Dominant building types include historic farm complexes and cottages, and large detached semi-suburban residences of the early-mid 20th century, including the planned developments of Wayside Gardens to the south and Woodacre Crescent to the north.

Significant local landmark buildings include the Grade I church that contains the elements of one of the best surviving Anglo-Saxon buildings in West Yorkshire. An 18th century group of functional buildings, some with earlier origins, include a corn mill, schoolhouse and the Bingley Arms. Castle Hill, the late 19th century vicarage, is perhaps the largest residence, now converted to flats.

There are 16 listed building entries within the conservation area including the local landmark structures (eg the church, pub), a group of early surviving cottages and a number of the farm buildings. In addition there are many unlisted properties that make a positive contribution to the character of the settlement (see character area mapping).

Development of 20th and 21st century date, in and around the conservation area, has been of mixed success. Development from this period, particularly the first half of the 20th century, forms an important part of the settlement's history and character. *Arts-and-Crafts* derived styles are typical of the high quality developments of this period. White painted render with stone detailing and Mock-Tudor half-timbering are common details. The 1954 primary school wins praise from Pevsner and is of interest with its connections to the 'Open Air' movement of the period. The more recent development of Corn Mill Lane on the edge of the conservation area is a good example of how new development can be sensitive to its setting. Here locally distinctive materials (sandstone and pantiles) are used to anchor a cul-de-sac development of detached properties to its location. However, some later 20th century development fails to reflect the special character of Bardsey-cum-Rigton displaying an 'anywhere' character that has little to do with the setting.

### Materials

The predominant building materials of Bardsey-cum-Rigton are red sandstone, sandstone, gritstone and white rendered elevations. There are also traces of an earlier timber-frame tradition with 16th and 17th century survivals (eg Ghyll Cottage and Oak Tree Cottage, Church Lane).

Stone is commonly used as coursed rubble, often of roughly squared and faced blocks. There is also finer dressed and hammer-dressed stone in later and



Village Hall, early 20th century. *Arts-and-Crafts* derived style



Late 16th century timber-frame, Oak Cottage



Woodacre Crescent *Arts-and-Crafts* derived early 20th century development featuring white render and Mock-Tudor half timbering details



Traditional style shop front, 27 Church Lane

higher status properties. Dressed stone lintels and sills are common. Timber lintels are a feature of smaller cottages and agricultural structures.

Quarries marked on historic maps show the likely source of much of the building stone of the vernacular buildings.

Brick is historically limited to service buildings and outhouses. Chimneys are of stone rather than brick.

Painted stucco and render coverings include some rough cast elevation treatments such as The Ferns, Tithe Barn Lane and the rear elevation of the village hall, Woodacre Lane.

Historic roof coverings are of stone slate and pantiles. Thatch was an earlier tradition, such as at Oak Tree Cottage, but has now been replaced. Later coverings are often of lighter weight blue slate.

#### Local details

There has been some loss of traditional fenestration and architectural detail including door and window fittings. However, much historic detail survives and contributes to the unique character of the settlement.

Historic windows fittings are generally set flush to the wall face and painted

white. Fittings include a mixture of Yorkshire sashes (horizontally sliding units), vertical sashes and casements. Cottage windows are generally relatively small with upper storey openings often set immediately under the eaves.

Doorways are generally plain in design with simple stone lintels and the majority of fittings are modern replacements. A number of the more prestigious properties have higher levels of ornamentation such as East Rigton farmhouse with a decorative fan light over a panelled door, set within a pilastered doorway. Porches are rare and the majority are later additions.

The village retains one traditional –style shopfront, although others may have existed.

Gutters are typically supported on brackets of iron or painted timber. In some cases this detail has been elaborated as a corbel course incorporated into the masonry of the structure.

Roof detailing includes a number of examples of coped gables with kneeler stones, for example at Hill Top Farm and Smallfield Cottage. Chimneys are an important skyline feature. Moulded stone stacks with red ceramic pots are typical.

A number of properties include inappropriate changes such as poorly designed and detailed replacement doors and windows. External louvred shutters are rarely appropriate for vernacular cottage facades.



Hill Top Farm East Rigton. Small windows are typical of the vernacular buildings of the settlement



Bardsey Lodge, with reset '1729' datestone



White render and stone detailing typical of the early 20th century development at Wayside Gardens

# Streetscape

Bardsey-cum-Rigton benefits from a generally well managed and presented streetscape that has been kept clutter-free with minimal street furniture and road signage. Streetscape elements reinforce the essential rural character of the settlement.

- Boundary treatments are an important feature with a mixture of walls, fences, hedges and, less typically, railings. Mid-height stone walls of squared and coursed regular blocks, often with copings and stone gateposts with capstone details are distinctive. Timber rail-and-post fences are also common, as are timber gates. These features are often stained or naturally weathered, rather than painted, and serve to unify the nucleated areas of the settlement with the dispersed, peripheral development and the surrounding countryside. Banked hedges to fields often line the roads on the edges of the village cores.
- Road management signs and markings are generally sensitive to the character of the village. The use of small-sized speed limit signs is particularly welcomed and the grouping and 'finger-style' design of many of the way markers is totally suited to the rural nature of the setting.
- Street furniture is kept to a minimum. A number of unpainted timber benches enhance the rural character

of the conservation area, provide amenity use and help create focal points and 'places' within the settlement. The pole-mounted black plastic litter bins are slightly more incongruous. The village has no general street lighting and lamp standards are very limited with one example at Castle Grove. There are a number of telegraph poles providing phone lines.

- Little evidence of historic surfacing or kerbs survive. One area of historic stone surfacing is noted at Bardsey Hill. There are a number of untarmac'd roads that form part of the rural character of the area.

Streetscape features of particular interest include:

- The lych gate and wall-set red 'ER' post box at Church Lane.
- The red phone box just outside the conservation area at the east end of Church Lane.
- The pond at Bardsey Hill.
- The spring pond on Rigton Bank.
- The impressive gateway that formed the entrance to the winding drive to Castlefield is retained in a boundary treatment of 2 Castle Grove.
- The watercourses and streams go relatively unnoticed in the streetscape. However, the conduited appearance of Gill Beck is a feature of interest opposite the Bingley Arms.

- The distinctive masonry remains of the railway bridge to the east of the Corn Mill.
- A stone mounting block at Rigton Green.
- The attractive wrought-iron hanging sign of 'The Old Vicarage', The Ginnel.
- Ornate iron gate at The Ferns, Bardsey Hill.



Lych gate and red post box form a good group



Streetscape and signage is generally sensitive to the character of the village



Mounting block, Rigton Green



Hanging sign, The Ginnel adds streetscape interest and records the location of a former vicarage



Spring-fed pond, Rigton Bank



Picturesque green and pond at Bardsey Hill



Surrounding fields and woodland are dominant in views



The special character of Woodacre Crescent owes much to the mature trees lining the road

## Greenscape

Trees, green spaces, hedges, gardens and views to open fields and woodland form an essential element of Bardsey-cum-Rigton's special character.

- The various greens form some of the most important village scenes in the settlement:- the green with its picturesque pond at Bardsey Hill and the two grassed areas at East Rigton. All have a strong sense of place and act as focal points within the settlement. These areas have retained an authentic rural simplicity, surviving as open spaces without suburbanising street furniture or kerbstones. Simple boundary stone markers are sometimes in place to define the area and deter parking.
- The church yard and the site of the scheduled medieval motte and bailey castle at Castle Hill also form important green spaces within the conservation area.
- Trees are an important part of the distinctive character of the area. Views into Bardsey are dominated by the lush tree canopy. In contrast the more exposed hill-top location of East Rigton has less tree cover. Mature trees add a sense of permanence and age to village views, such as the surviving specimens from the former vicarage gardens of Castlefield that are incorporated in the 20th century residential infill development of the former grounds.

- In Bardsey tree-lined roads are a defining feature. Most specimens are located within private gardens, but others, for example at Woodacre Crescent, are planted in grass verges.
- The church yard contains a mixture of ornamental trees, conifers and mature native deciduous examples. Trees are also an important element in the green space at Bardsey Hill with a leaning willow framing views of the pond.
- Long ranging views to the landscape surrounding the settlement feature hedged fields and pockets of woodland. These views, and the continuation of the tree cover into the village cores tie the settlement and its setting closely. The conservation area also includes a number of open fields around which the dispersed development of the periphery of the village cores has occurred.
- Hedges as boundary treatments are significant and used in both private gardens and fields.
- Grass verges are a notable element of a number of streetscape views.
- Private gardens are important to the character of the settlement. Many properties benefit from both front and back gardens. The generally sizeable plots define the grain and sense of space.



Mature trees make a significant contribution to special character, Bardsey Hill



A number of fields are included in the conservation area



Raised hedgerows along the west end of Church Lane

# Character Areas

In addition to identifying broad elements of settlement character that define Bardsey as a whole, townscape analysis has identified 4 distinct character areas:

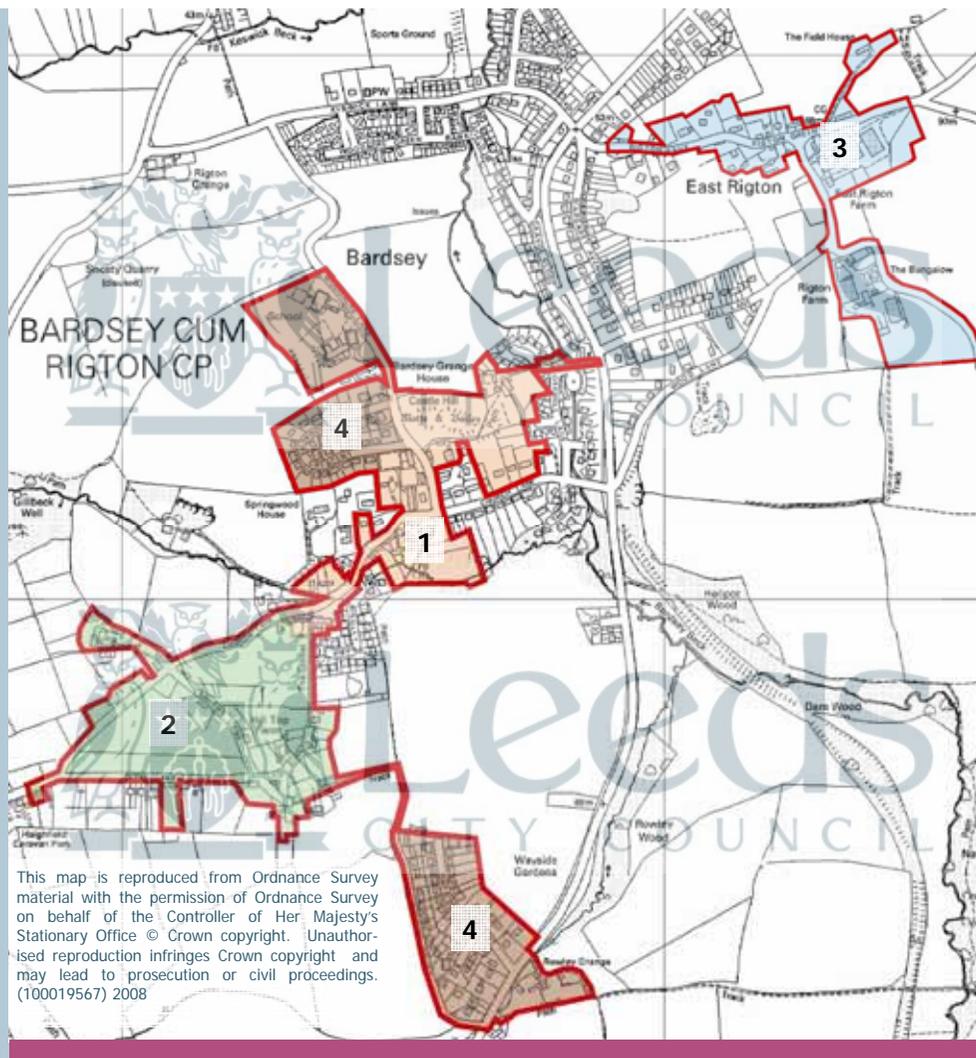
1. Bardsey - village core
2. Bardsey - dispersed settlement
3. East Rigton
4. Woodacre Crescent and Bardsey Primary School, Wayside Gardens and Rowley Grange

These are sub-areas that have distinctly differing characteristics.

## Positive buildings

Within the separate character area maps listed buildings are shaded green with a bold black outline. Unlisted structures that make a particularly positive contribution to the character of the conservation area are shaded green. This contribution may be in one or more of the following ways:

- Landmark buildings
- Buildings that provide evidence of the area's history and development
- Buildings of architectural merit
- Building with local historical associations
- Buildings which exemplify local vernacular styles



Character areas

- Groups of buildings which together make a positive contribution to the streetscape.

There should be a presumption in favour of their retention in all but exceptional circumstances.



1



2



3



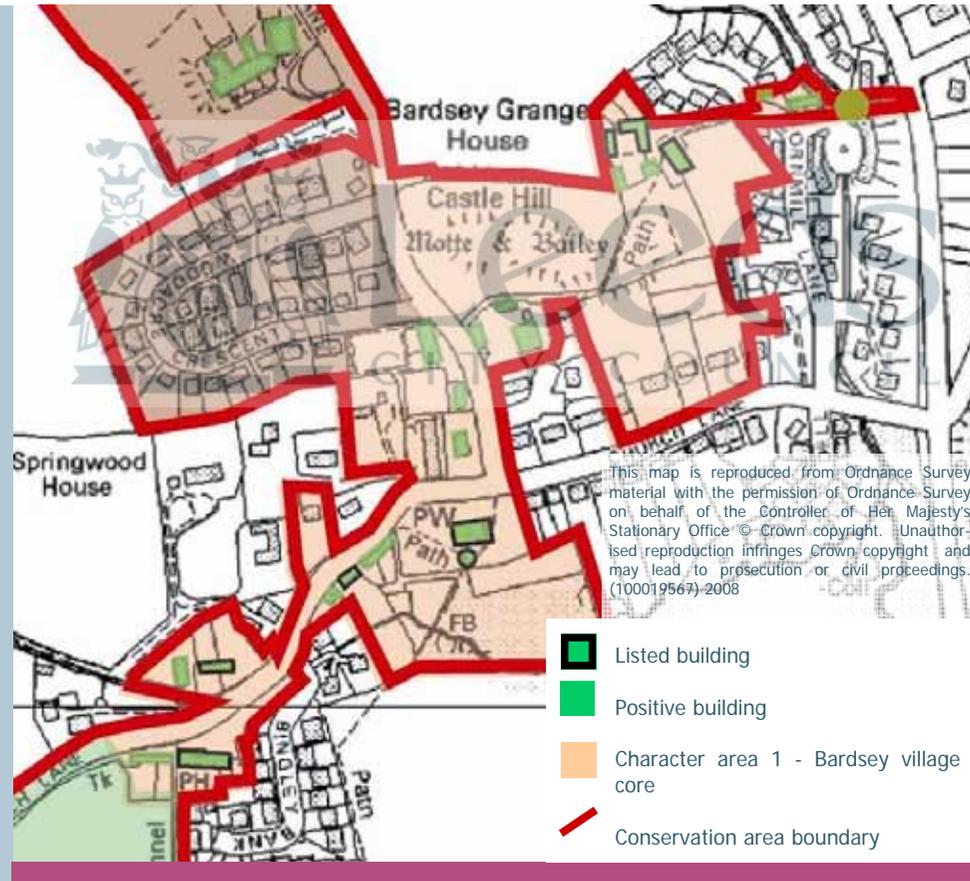
4

## Character Area 1: Bardsey - village core

This area covers the historic core of Bardsey.

Key characteristics:

- This area is centred on the Grade I All Hallows Church with its important surviving Anglo Saxon elements. There is a concentration of historic buildings, including many of the local landmark structures, such as the village hall. Stone built vernacular structures recall the character of the historic rural village and the early-mid 20th century residences, featuring white rendered façades with stone and half timbering detail, relate to the development of Bardsey as a popular commuter village.
- The mixture of roadside development and set-back properties creates an organic village scene that contrasts with the more uniform build lines and regular plot size of the 20th century development.
- Green space, gardens and mature trees are important - the church yard and wooded valley side below, and the site of the motte and bailey castle.
- The setting of the area is important. Church Lane provides a good approach featuring mature trees and strong build lines. 40 Church Lane is significant, forming the termination to views along Church Lane.



Opportunities for management and enhancement:

- Respect the essential rural character of the area.
- Retain vernacular built form and traditional detail.
- Make the historic interest of the area more accessible through sensitive outreach and interpretation, eg the site of the motte and bailey castle.
- Resist the loss of gardens through intensified levels of development.

- Ensure appropriate management of the trees.
- Re-siting or screening the recycling facility at the Bingley Arms car park and improving enclosure levels along the boundary would be beneficial.
- Reinstatement of the original rough cast surface finish on the front elevation of the Village Hall would enhance its appearance. Rough cast survives to the rear elevation that provides a good source to replicate.



Substantial early 20th century buildings on Church Lane set in large garden plots



Screening or re-siting of the recycling facility at the Bingley Arms would be an enhancement



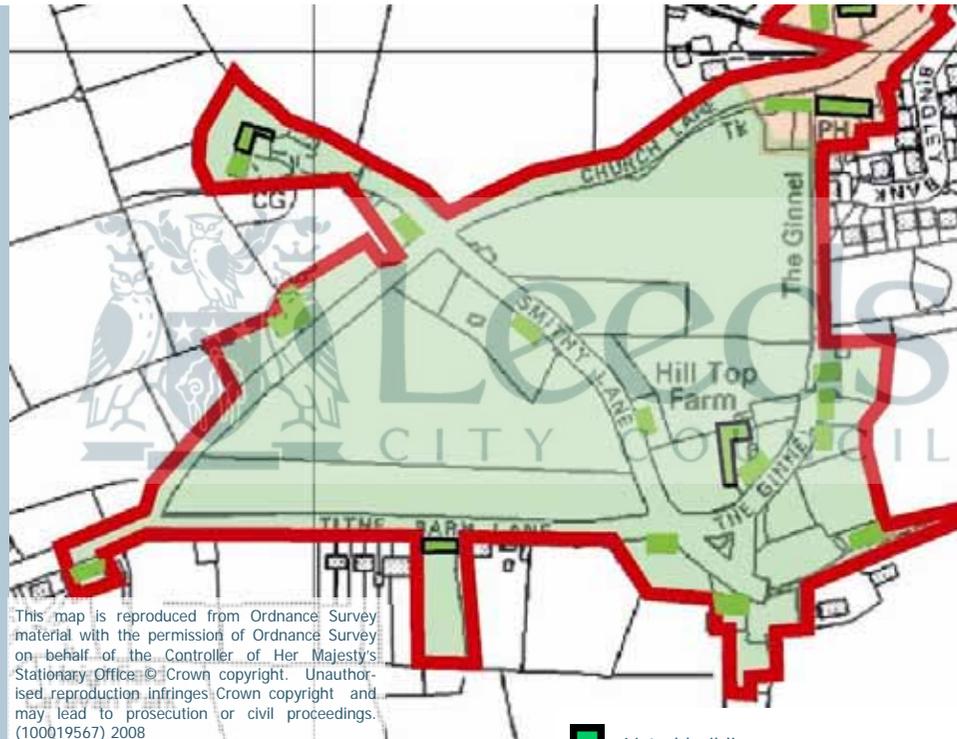
The Forge, Cornmill Lane with distinctive roofing of pantiles and stone slate

## Character Area 2: Bardsey - dispersed settlement

This area covers the dispersed pattern of settlement on the south west edge of Bardsey village.

Key characteristics:

- Dispersed pattern of settlement, with historic farms and cottages set intermittently along the network of lanes.
- Common materials used in the area include sandstone and millstone grit coursed rubble. There are also a number of rendered buildings. Roof coverings are a mixture of stone slate and pantiles. Stone chimneys are an important feature.
- The green at Bardsey Hill is a picturesque focal point around which a number of farms and cottages cluster.
- Open fields, trees, orchards and gardens are significant. The pond at the green is an important feature of the area.
- The Ginnel provides an important pedestrian route, linking the green at Bardsey Hill with the village core.
- The valley topography opens up attractive long distance views, including views down into the centre of the village and across to Rigton.



Opportunities for management and enhancement:

- Respect the essential rural character of the area
- Retain vernacular built form and traditional detail
- Manage the trees in the area
- An enhancement project for Tithe Barn Lane is planned including the resetting of a fallen gate post at the west end of the Lane and additional tree planting.



Thorn Cottage, Church Lane



Haigh House, 3 Blackmoor Lane



46 and 48 Church Lane



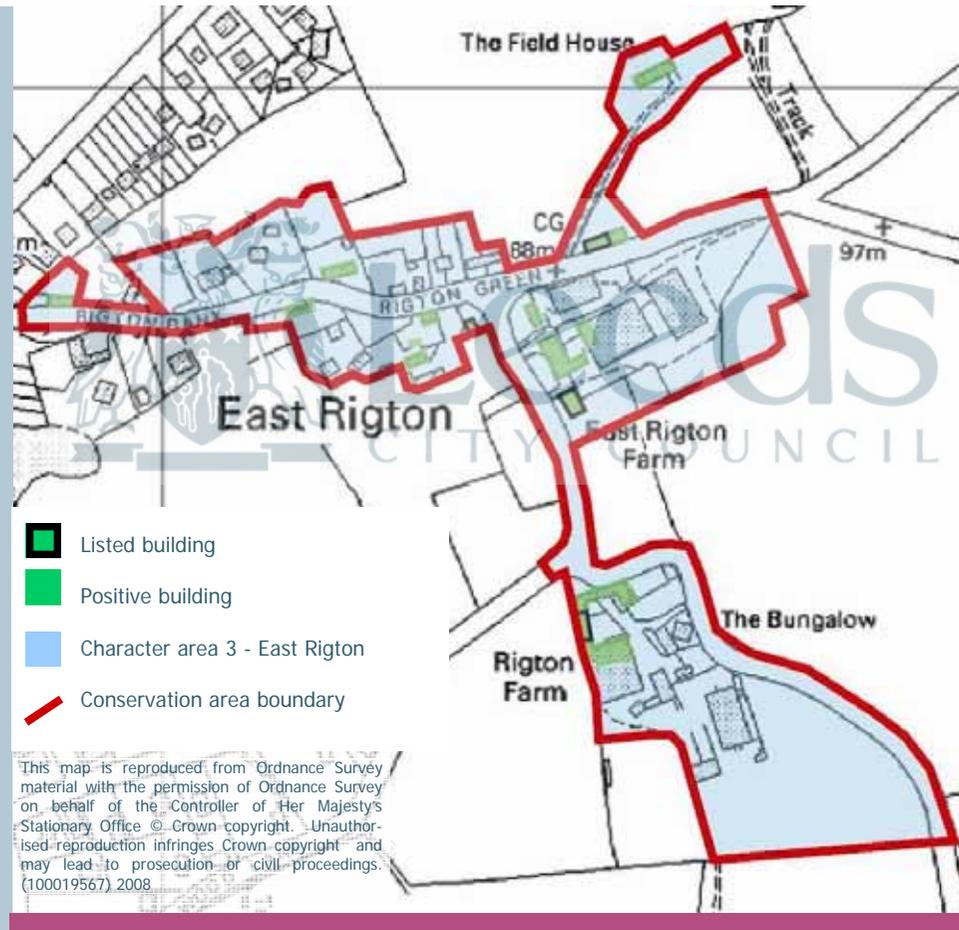
The pond and green

### Character Area 3: East Rigton

This area covers East Rigton. The village was originally larger and had a more regular plan form with a medieval pattern of croft and toft plots recorded on historic maps. The village is centred on a number of greens which were originally one larger open space that has been encroached upon.

Key characteristics:

- Informal, organically developed agricultural village centred around a number of greens.
- East Rigton and Rigton Farms form the largest plots in the settlement pattern. There are also the remains of smaller farms, smallholdings, and squatters cottages that were developed on the former common land of the green.
- 20th century development includes two pairs of semi-detached houses facing onto the green that feature a good use of stone facades. On Rigton Bank two large residential houses are of a different scale and design to the rest of the village.
- The surrounding landscape of open fields and hedgerows is important. Trees and the surviving greens are important within the village, as are garden plots.
- Local features such as the spring fed pond on Rigton Bank and a stone



mounting block at Rigton Green add interest to the area.

- Views around the two main greens are important as are long distance views across the valley topography from Mill Lane and Rigton Bank.

Opportunities for management and enhancement:

- Respect the essential rural character of the area
- Retain vernacular built form and traditional detail
- Manage the trees in the area



East Rigton farmhouse



Mizpah Cottage, early 19th century squatters cottage, encroachment of the original green



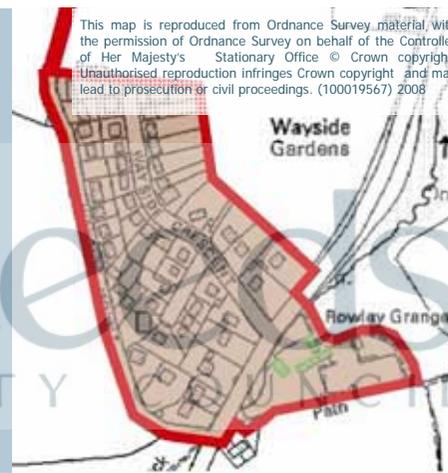
Scout Building, Rigton Green

## Character Area 4: Woodacre Crescent and Bardsey Primary School, Wayside Gardens and Rowley Grange

This area covers two early 20th century residential developments, Bardsey Primary School and the site and remains of Rowley Grange, a historic farm complex shown on the 1845 tithe map.

Key characteristics:

- Woodacre Crescent and Wayside Gardens are early 20th century developments of substantial detached properties set in private gardens. The buildings are individually designed but unified through the use of a common palette of materials, colours and *Arts-and-Crafts* derived details.
- White painted render with stone detailing and Mock-Tudor half-timbering are common. Leaded lights and decorative textured glass are recurring details.
- Later infill has been of mixed success in reflecting the essential character of these areas.
- Earlier buildings in the Wayside Gardens area include two red brick and pantiled cottages fronting onto the Wetherby Road and the important site of Rowley Grange.
- Bardsey Primary School dates to 1954 and is architecturally of interest with references to the 'Open Air' movement of the period.
- Rowley Grange is historically significant and includes a standing



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barn and extensive ruins of the rest of the farm complex.

- Soft landscaping is an important part of the character of the areas. Trees and hedge boundaries are significant.

Opportunities for management and enhancement:

- Resist the loss of gardens through intensified levels of development
- Secure a new use for the Rowley Grange site that retains and reuses as much of the historic fabric and building footprint as possible.



Historically significant remains of Rowley Grange



Bardsey Primary School, 1954



Fairlea, Wetherby Road impressive early 20th century residence



Woodacre Crescent stone and render detailing



Distinctive white rendered houses with stone detailing, Wayside Crescent

## Management Plan - Opportunities for management and enhancement

There are a number of features, issues and threats that currently detract from the special character of Bardsey-cum-Rigton. Addressing these issues offers the opportunity to enhance the conservation area. Positive conservation management measures will promote the ongoing protection of the area's special character.

### Maintaining the rural character of the settlement and recognising and respecting the different character of Bardsey and East Rigton

The intrinsic rural, informal character of the historic village cores contrasts with the more suburban character of the residential development that defines much of the 20th and 21st century change that has taken place between the historic cores of Bardsey and East Rigton. It is important that future change within the conservation area respects this rural character.

Bardsey and Rigton are historically two separate, although closely, related places. Their historic development has created distinct character differences between the two that should be understood, respected, celebrated and

strengthened through positive conservation management. Equally, the important early 20th century developments of Woodacre Crescent and Wayside Gardens form an important part of the story of the settlement and have a distinct character that should be respected and enhanced. A 'one-size-fits-all' approach to this diverse conservation area is not appropriate.

The Character Area characterisations on pages 16-20 provides an introduction to the key differences between the different areas.

**Action: Ensure future change respects the rural character of the settlement and the unique and distinct character of the two village centres of Bardsey and Rigton.**

### Establishing a local list

The listed building designation of the settlement does not reflect the local importance of many of the historic buildings in the conservation area. English Heritage, PPG15 and the Heritage Protection White Paper *Heritage protection for the 21st century* encourages local authorities to establish 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 criteria and good practice guidance for such local listing. This appraisal identifies positive buildings that could form the basis for a local list for the conservation area.

**Action: Establish a list of locally significant buildings and policies for their protection.**

### Protecting surviving historic architectural details and promoting the replacement of inappropriate fixtures and fittings

Given the limited listed building coverage, incremental loss of traditional architectural detailing is an issue and ongoing threat to the character of the conservation area. The replacement of windows, doors, traditional wall surfaces and roof coverings with inappropriate materials and designs negatively affects both individual buildings and the wider streetscape and can affect house prices.

Surviving historic features should be maintained and sympathetically repaired. In the positive unlisted buildings identified on pages 16-20, the replacement of inappropriate, poorly detailed fixtures and fittings is encouraged.

Boundary walls and gates form an important part of the area's character and the loss of these features would also negatively affect the conservation area.

**Action: Encourage the protection of surviving historic detail and the reinstatement of appropriately detailed fittings in the defined positive buildings (see figures on pages 16-20).**

### Sensitive new development in the conservation area

*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'*

To be successful, any future development within the conservation area needs to be mindful of the local character of the area, while being distinctly of its time and addressing contemporary issues such as the sustainable development agenda. Poorly designed and detailed pastiche development can be as eroding to special character as development that shows no regard for its setting.

The Village Design Statement notes:

- *New styles should be in sympathy with their surroundings avoiding the using of exposed brick. Instead traditional*

*materials should be used with the encouragement of the use of stone.*

- *Suburban housing should be opposed.*
- *Any groups of new building should avoid the monotonous repeats of house types.....respecting local distinctiveness in designs.*

**Action:** Ensure that all new development is sustainable, high quality, well designed architecture that responds to its context in terms of urban design (eg layout, density and spatial separation) and its architectural design (eg scale, form, quality of materials and building methods).

### Public realm and traffic management measures

To date the management of the streetscape, including traffic signage and road markings and the public realm, has been sensitive to the special character of the conservation area. This good practice needs to continue to safeguard the essential rural character of the settlement.

**Action:** Ensure that future public realm and traffic management measures respect and enhance the special character of the conservation area.

### Gardens

There is growing pressure for infill development within the large garden plots. Gardens and the spaces between buildings form an important element of the special character of the area and inappropriate infill development would

have an eroding effect on the quality and character of the settlement and should be resisted. PPG3 paragraph 49 states 'More intensive development is not always appropriate'.

**Action:** Maintain the important contribution gardens and the spaces between buildings make to the special character of the area by resisting inappropriate infill development.

### Tree management

Trees form an important part of the character of Bardsey-cum-Rigton. Conservation area designation affords some degree of protection. However, to ensure that this element of the settlement's special character is protected and enhanced a tree strategy should be formulated to access the need for the designation of Tree Preservation Orders (TPOs) and general tree management issues. A replanting strategy should also be considered in order to manage the impact of loss of trees through over maturity. The Village Design Statement encourages the use of native species and discourages the planting of non-native types and the use of Leylandii.

Trees provide an important source of urban cooling and help fight the impact of global warming. Their protection and planting is going to be an increasingly important element of the Council's approach to climate change adaptation.

**Action:** Develop a tree strategy to guide future positive management.

### Celebrating the special character of the conservation area

There are opportunities to celebrate, promote and make more accessible the special character and historic interest of Bardsey-cum-Rigton. For example a guide to the area could explore its historic and architectural interest and further research is likely to yield interesting information. The site of the motte and bailey castle would benefit from some sensitive interpretation, such as a small information panel on the gate. The Village Design Statement noted the desire to increase community use of this site. Further archaeological investigation would help to define the extent of the archaeological significance to ensure the area of the Scheduled Monument is appropriate.

The Leeds Country Way passes through the village providing good connections between the settlement and the surrounding countryside. This offers opportunities for promotion of the historic interest of the settlement through trail guides.

The Village Design Statement calls for the co-ordination of a village archive for historic research.

**Action:** Promote and celebrate the special architectural and historic interest of the conservation area.

### Setting of the conservation area and long range views

*'The desirability of preserving or enhancing the area should also, in the Secretary of State's view, be a material*

*consideration in the planning authority's handling of development proposals which are outside the conservation area but would affect its setting, or views into or out of the area'. Planning Policy Guidance Note 15, 4.14*

The conservation area is tightly drawn to ensure that the designation is not devalued. It does not mean that features outside the defined area are of no historic interest or special character, for example the trees and red telephone box at the east end of Church Lane, Quarry Hill Farm, Rigton Grange Farm, the Catholic Church on Keswick Lane, First and Second Avenues and Scardale Ridge are of interest. Conservation areas are not generally an appropriate means of protecting the wider natural landscape. This can be more appropriately managed through the Greenbelt designation.

The hillside topography of Bardsey-cum-Rigton and the extensive cross-valley views creates visual links between different parts of the wider settlement. New development therefore needs to be mindful not only of its immediate geographic setting, but also of its wider settlement context.

**Action:** Ensure that the setting of the conservation area and the impact of development in its wider settlement context is considered as a material consideration within the planning process and setting issues are considered as part of the positive conservation management of the settlement.

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## Policy and strategy documents

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

## Map sources

1735 - Manor Survey (West Yorkshire Archive Service - WYL72/M54)

1845 - Tithe map (West Yorkshire Archive Service—RD/RT/16/1)

1850 – Ordnance Survey 1:10, 000

1892 – Ordnance Survey 1: 2,500

1893 – Ordnance Survey 1:10, 000

1908 – Ordnance Survey 1: 2,500

1938 – Ordnance Survey 1:10, 000

1956 – Ordnance Survey 1:10, 000

## Internet sources

Access to archives - [www.a2a.org.uk](http://www.a2a.org.uk)

Bardsey-cum-Rigton village web site - [www.bardseyvillage.org.uk](http://www.bardseyvillage.org.uk)

English Heritage Images of England, listed building photographs and descriptions - [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)

Historic Ordnance Survey maps - [www.old-maps.co.uk](http://www.old-maps.co.uk)

Leeds City Council online historic photograph archive - [www.leodis.net](http://www.leodis.net)

Secret Leeds - [www.secretleeds.com](http://www.secretleeds.com)

## Sources of further information

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

Victorian Society (West Yorkshire Group), Claremont, 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](mailto:wysmr@wyjs.org.uk) website: [www.arch.wyjs.org.uk](http://www.arch.wyjs.org.uk)

West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds LS7 3AP. Tel 0113 214 5814 email: [leeds@wyjs.org.uk](mailto:leeds@wyjs.org.uk) website: [www.archives.wyjs.org.uk](http://www.archives.wyjs.org.uk)

## Acknowledgements

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## 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 Bardsey 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.

The field work for this appraisal was carried out between October 2008 and February 2009.

## 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 policies N14-22, Chapter 5 Environment in Volume 1 and Policies BC1-9, Appendices A3 Building Design, Conservation and Landscape Design and A4 Archaeological Policies in Volume 2
- Leeds City Council, Local Development Framework, emerging framework that will ultimately replace the Local Plan.

## Community involvement and adoption

A draft version of this appraisal went through a public consultation period. A four week consultation period included:

- A public meeting with a drop-in exhibition and discussion opportunity

on 31st January 2009 at the Village Hall 10.30am-12.30pm.

- Direct mailing to all properties affected by the proposed changes to the boundary.
- Direct mailing to all identified stakeholders and interested parties including internal consultation within the City Council with officers and councillors and with Bardsey-cum-Rigton Parish Council.
- Access to a paper copy of the draft appraisal and response forms at the local library and the Bingley Arms.
- Internet access via the Council's webpage to the appraisal and response forms
- Local publicity to advertise the consultation.

All consultation responses were evaluated and the appraisal was amended where appropriate. The Open Panel report to the Planning Board sets out the comments received and the actions undertaken as a result. This appraisal was formally adopted following approval at the Planning Board meeting of 26 February 2009 and became operational as non statutory planning guidance from 16 March 2009. It is a material consideration in the planning process.

**This document is available to view and download on the Council's website - [www.leeds.gov.uk/conservation](http://www.leeds.gov.uk/conservation)**