



Shadwell is a place of special character of architectural 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.

Shadwell

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions—25 September 2012.

Summary of Special Interest

Shadwell represents the small rural and historical settlement which was once indicative of much of West Yorkshire. The special interest of the conservation area can be summarised as follows;

- *Shadwell has an long history with early Medieval origins. The village originated as an isolated agricultural community which developed into a more gentrified location throughout the 18th and 19th centuries, eventually becoming the commuter location we see today. Shadwell still retains the feel and character of an independent historic village despite being located on the edge of the urban sprawl of Leeds.*
- *The rural setting enables Shadwell to retain the feel of an isolated agricultural village, with keys views into open countryside further emphasising this.*
- *Varied and important architecture including large detached villas, workers terrace rows and historic farm buildings highlight Shadwell as a settlement with a history of gradual and piecemeal development over a long period of time. The fact that farming is not as widely practised within the village as it once was, and suburban development surrounds the historic core, does not detract from the natural feel and rustic*

character of the conservation area.

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

Summary of Issues

Shadwell Conservation Area is of special architectural and historic interest which justifies its conservation area status. The area has been affected in the past by developments which may not be in keeping with historic character. There is therefore a need for guidance to preserve and enhance the area. The protection of the special character of the conservation area depends on positive conservation management provided in this document. The following key issues have been identified;

- Risk of inappropriate infill development.
- Inappropriate materials used on new build properties.
- Poor choice of materials during the replacement of historic features.
- Inappropriate development affecting important views both towards, away from and within the conservation area.



Aerial view of the Shadwell Conservation Area



Historic stone architecture makes a positive contribution to the character and appearance of Shadwell



The rural setting of Shadwell reminds us that Shadwell was once an isolated agricultural village.

Extent of the conservation area

This conservation area review for Shadwell closely follows the framework for an appraisal in the English Heritage document *Understanding Place: Historic Area Assessments: Principles and Practice* (June 2010).

The survey work was carried out between August 2011 and July 2012.

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 reflect the character defined in this appraisal. It would not be acceptable to include part of an area of a specific character and not another. Inclusion of a character area within the conservation area must depend on an analysis of its historic importance and significance.

The Shadwell Conservation Area was first designated on 17th September 1973, making it one of the earliest in Leeds. The recent review (25th September 2012) extended the original boundary to the east to include the historic architecture around Crofton Terrace.

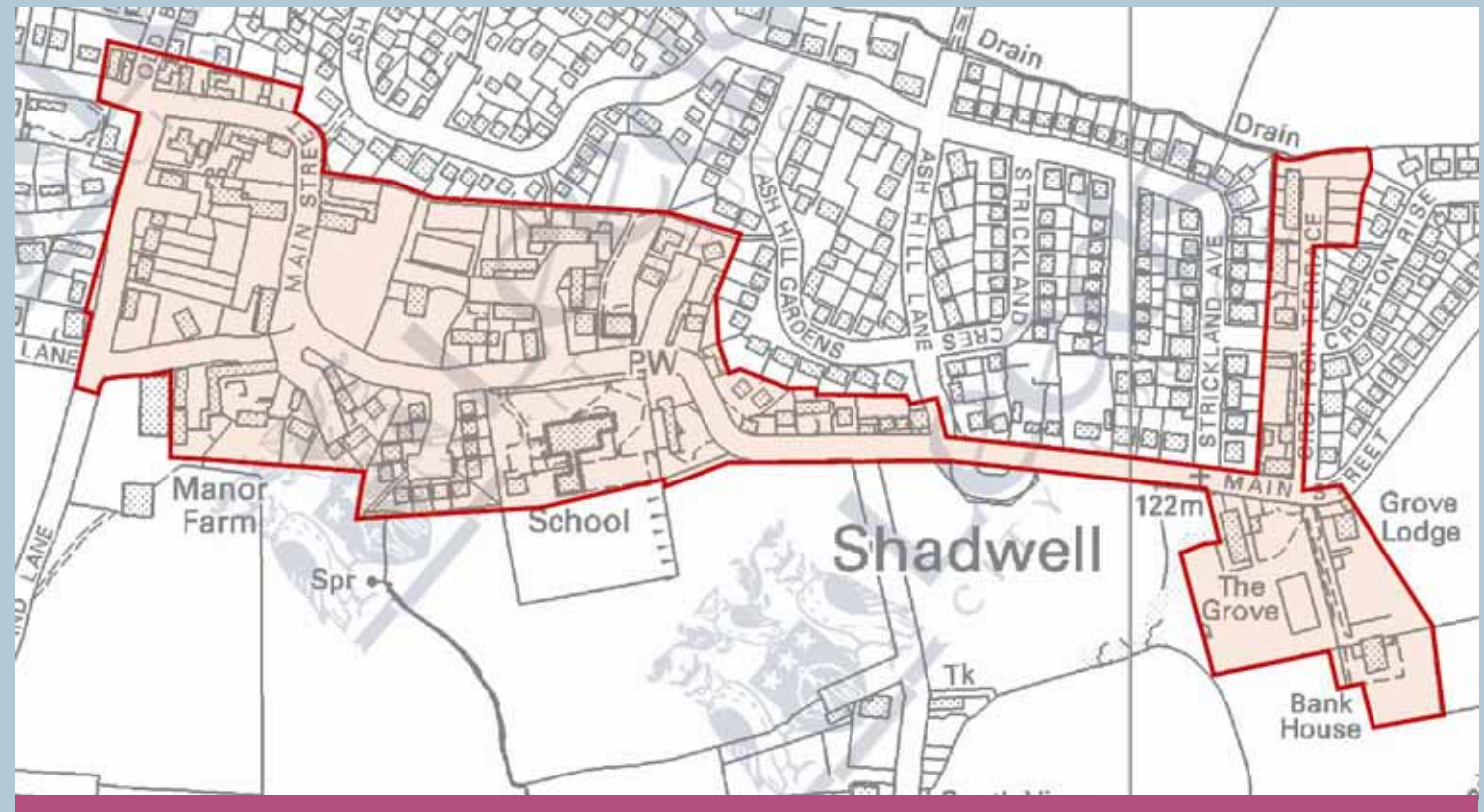
Conservation area designation is primarily used to set a standard of development. It is not intended that development in conservation areas is

prevented altogether, but that it be monitored and controlled to ensure that proposals within or adjacent to the proposed conservation area are sympathetic to its special character, and that it does not cause the destruction of key features that are essential to fully appreciate this important site within its historical and architectural context.



Shadwell Conservation Area
(designated 25th September 2012)

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Map showing the Shadwell Conservation Area

Assessing the Special Interest

Location and Setting

Shadwell is located approximately nine kilometres (six miles) to the northeast of Leeds city centre and is accessed most readily via the A58. The village is located within the Harewood ward of Leeds City Council authority.

The setting of the village is varied. Shadwell is just separate from the suburban expansion of Leeds to the west, with open rural setting to the south. Shadwell itself has some modern developments associated with suburban expansion from the mid-20th century, yet the historic buildings, archaeological interest and natural features establish Shadwell as a village with an important and varied interest.

General character and plan form

The conservation area is based around the historic linear settlement set either side of Main Street, which is the location of the historic Shadwell. Much of the modern day village itself is made up of suburban settlement to the north, west and east of the conservation area but the linear plan form still predominates. As described above; the conservation area retains a rural character, despite the 20th century suburban character that surrounds much of it.

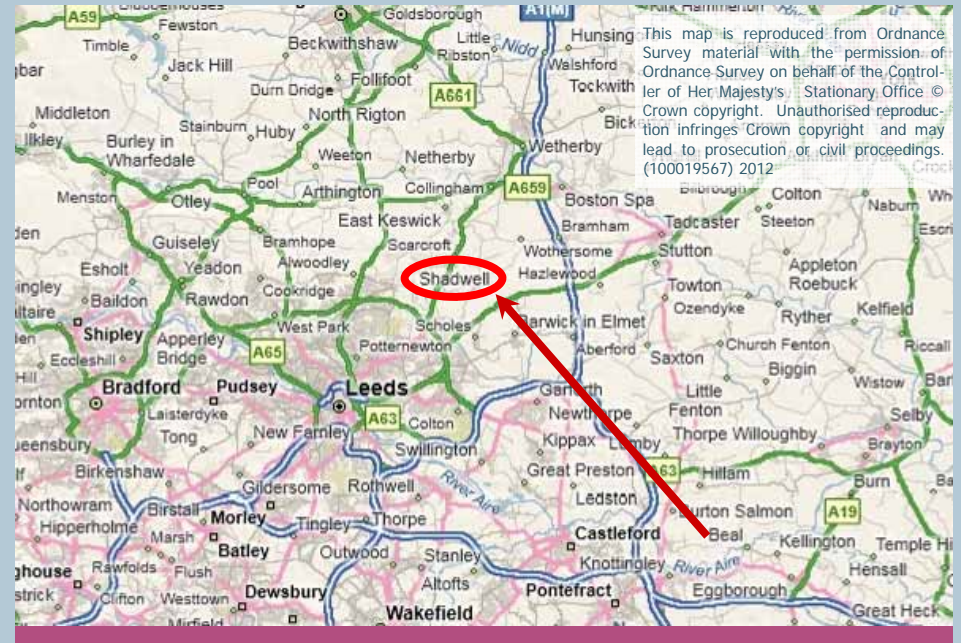
Geology, topography and landscape setting

The geology of the conservation area is dominated by rough rock formation sandstone and lower coal measures. Coursed millstone grit provides the dominant build material within the conservation area. Local seams of coal lie on or very close to the surface. This and the stone were exploited for many centuries by small surface-worked mines and quarries in the local area. Brick, probably imported from the end of the 19th century, provides some of the later 20th century building material in the area.

The surrounding landscape can be characterised as gently undulating farmland, with shallow but enclosed valleys. Cereal and potato cultivation is the dominant agricultural activity surrounding the village.



The rural fields and lanes to the south of the area has a positive impact on the setting of the conservation area.



Shadwell in its wider context



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-  Sandstone
-  Millstone grit and lower coal measures

The solid geology of the Shadwell Conservation Area.

Origins and Evolution

Prehistoric origins

Although there are no known material finds dating from the prehistoric or Roman periods recorded inside the conservation area, but there are remnants of a prehistoric cropmark landscape visible on aerial photographs taken of the surrounding open fields of Shadwell. These remnants include a probable ring ditch and a ploughed out Bronze Age round barrow of circa 2000-1500 BC to the north-west, and a late prehistoric/Roman rectangular enclosure and several ditches located to the east of the village.

The Medieval period

The first written reference to Shadwell is in the Domesday Book (compiled in 1086), where it is called 'Scadewelle'. The place name Shadwell has been interpreted as meaning 'spring in a shady place', and as such suggests that the settlement may have once been densely populated with trees. Interestingly, the 1st Edition six inches to the mile OS map (sheet 203, surveyed 1847, published 1851) also depicts no less than eight 'wells' or 'springs' situated within the main settlement of Shadwell.

From an examination of both Jefferys' map of Yorkshire (1775 edition) and the 1st Edition OS 6 inches to the mile map, it is possible to see that settlement in medieval Shadwell would have been located within the conservation area boundary, and centred along Main

Street. The early 20th century historian Edmund Bogg (who lived on Holywell Lane, to the west of the conservation area) suggests that there was once a medieval moated site to the east of Shadwell, although Bogg is widely regarded as an unreliable source in regards to some of his interpretations and compass directions. Jefferys shows a church or chapel in the 'D-shaped' piece of land bounded by Main Street and Gateland Lane, this is probably the chapel that was first documented in 1438. The current church was built in 1841/42 and is in a different location. The site of the medieval chapel would be of below-ground archaeological interest (as would the 19th-century graveyard of the existing church).

A sixteenth-century three-flued pottery kiln was excavated in Shadwell during 1977 by an Adult Education class, immediately to the west of Manor Farm (south of Blind Lane). Substantial portions of the kiln base were recorded as being intact, including one of the flue arches and three sunken stoke holes, with stone steps giving access to each. Pottery finds consisted of late medieval coarse ware (these were apparently deposited in Leeds Museum). Although the field had been completely ploughed and was field-walked no other pot scatter was recovered; as such this may suggest that the archaeological remains of the associated tenement are instead located beneath the present 18th-century farm buildings at Manor Farm.

The 1539 muster rolls have 25 men in Shadwell available for the militia which suggests a population of 100-150 at that time.



The 1851 1st edition Ordnance Survey map shows Shadwell as a remote rural village. The village had changed very little until the early 1900s when suburban development began to take place.



St Paul's Church, constructed in the 1840s, is a landmark historic building within the conservation area.



The historic development of Shadwell can be seen through the varying scales and types of historic building within the conservation area.

The 19th Century

The OS map series shows that up to 1847 Shadwell had remained largely rural in character, barely expanding in size. It is not until the revised 1891 OS map that one sees the village expanded west of Gateland Lane, with development around "The Holywell Triangle". This development was linked with the historic core along Main Street, though the only structures between the two were the Wesleyan Chapel on the south side of Main Street, and the school on the north side. The listed Wesleyan chapel is now occupied by the current Library.

Evidence of extractive industry is depicted on the 1st Edition Ordnance Survey map from the mid 19th century: there is a sandstone quarry on land bounded by Main Street and Hoberley Lane, and the place name 'Pits Wood', situated to the west of Manor Farm (both located outside the conservation area boundary). Sandstone quarrying must have been a common industry in this locality as there are at least five others marked on the map in the surrounding countryside of Shadwell. The many workers cottages throughout the village may have been used to house the employees of these industries.

The earliest surviving building within the conservation area is 125 Main Street (a small house dated 1623 by a carved panel above its original shallow Tudor-arched entrance). Many buildings in the village date from the mid-late 18th century (Manor Farmhouse and outbuildings to west of the conservation

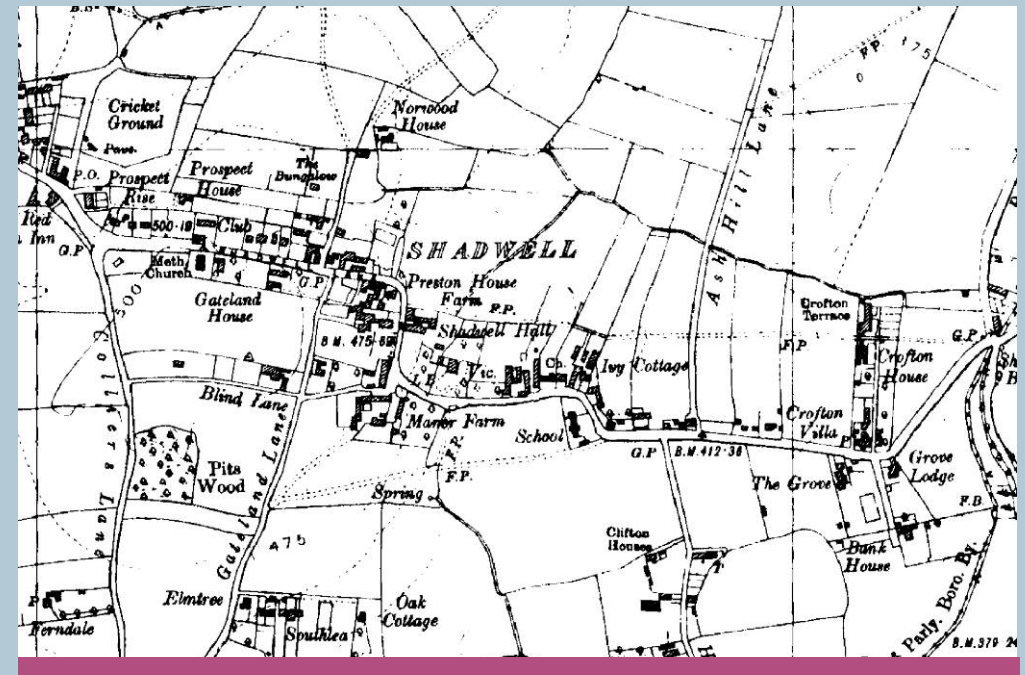
area), but the predominant build period of the principal buildings in the Conservation Area though date from the 19th century (the church dates from 1841/42, the school and school-house were built in 1847 and the parsonage in 1848). In 1879 Shadwell's population probably exceeded Thorne's for the first time (historically Shadwell was within the parish of Thorne until the 19th century) when Shadwell Industrial School opened to educate destitute boys from Leeds.

One of the major changes which occurred during the Victorian age was the development of large houses and villas as home for wealthy industrialists of Leeds. This was the first movement of Shadwell away from its origins as an agricultural settlement and had a large impact on the character and appearance of the village.

Modern developments

In 1911, mains sewerage, gas lighting and public transport came to the Shadwell. This allowed suburban developments to begin westward. Throughout the 20th century the village became increasingly suburbanised with cul-de-sac developments around the east, west and northern peripheries of the historic core.

Today the centre of Shadwell retains its historic character, but infill development and modern housing around the edges has decreased the dominance of the historic core.



The 1938 Ordnance Survey map shows Shadwell developing to the west towards Leeds due to increased transportation links and improved services.



The Manor Farm complex has buildings dating from the 18th century, which are some of the earliest in Shadwell.



Modern developments have diluted the dominance of Shadwell's historic architecture, but it still retains the feel of a historic village location.

Character Analysis

Spatial Analysis

Settlement form

The conservation area originally developed as a rural village set within open countryside. The linear development along Main Street was by the late 19th century made up of large detached properties, small cottages and independent farm complexes. Throughout the 20th century suburban development and infill resulted in the rural and informal character of the settlement becoming more formal and evenly spaced. Within the historic core the linear type of settlement still dominated due to the importance of Main Street as a through-road. The village on the whole developed more substantially to the north, east and west with extensive late 20th century cul-de-sac style building projects.

Character of Spaces

The spatial character within the Shadwell Conservation Area is varied due to the differing layouts, boundary treatments and spaces within it. Main Street is defined by strong build lines, whether front boundary walls, or back-of-pavement location of many properties, sitting alongside key green spaces such as wide grass verges and large gardens. Glimpses of the countryside surroundings, particularly to the south, increase the importance of the setting of the conservation area.

These varied spaces provide contrast to the small cul-de-sac developments and suburban buildings that surround much of the area. This character of the space further emphasises the historic development of the important natural environment of the conservation area and its surroundings.

Key views

The conservation area is located on relatively flat land and has a strong back-of-pavement build line. Views within the conservation area therefore are usually restricted along Main Street. The street provides defined lines of vision, with many of these views terminated as the road curves. The most visually dominant building, because to its location at the terminus of a key view, is the Village Hall. Many buildings flanking Main Street become focal points due to the tight, curving and enclosed nature of the road.

The countryside setting of the conservation area means that key views to the south of the conservation area are of an agricultural nature, with Leeds in the distance to the south-west. This emphasises the rural and countryside feel of the historic settlement of Shadwell.

Activity and layout

The conservation area is almost entirely domestic, creating a mixture of vehicular and pedestrian activity throughout. The conservation area provides through access for many



The sharp bends along Main Street, together with the back of pavement location of boundary treatments and properties, channels views along this primary route through the conservation area

motorists along Main Street, ensuring that traffic dominates much of the movement in the area.

The settlement pattern of the conservation area is a contrast between formality and informality. Shadwell has a very informal layout overall due to its historic and piecemeal development, with buildings in plots of various sizes and irregularly spaced out. Pockets of planned modern development are more regularly spaced out and result in areas of formal development.



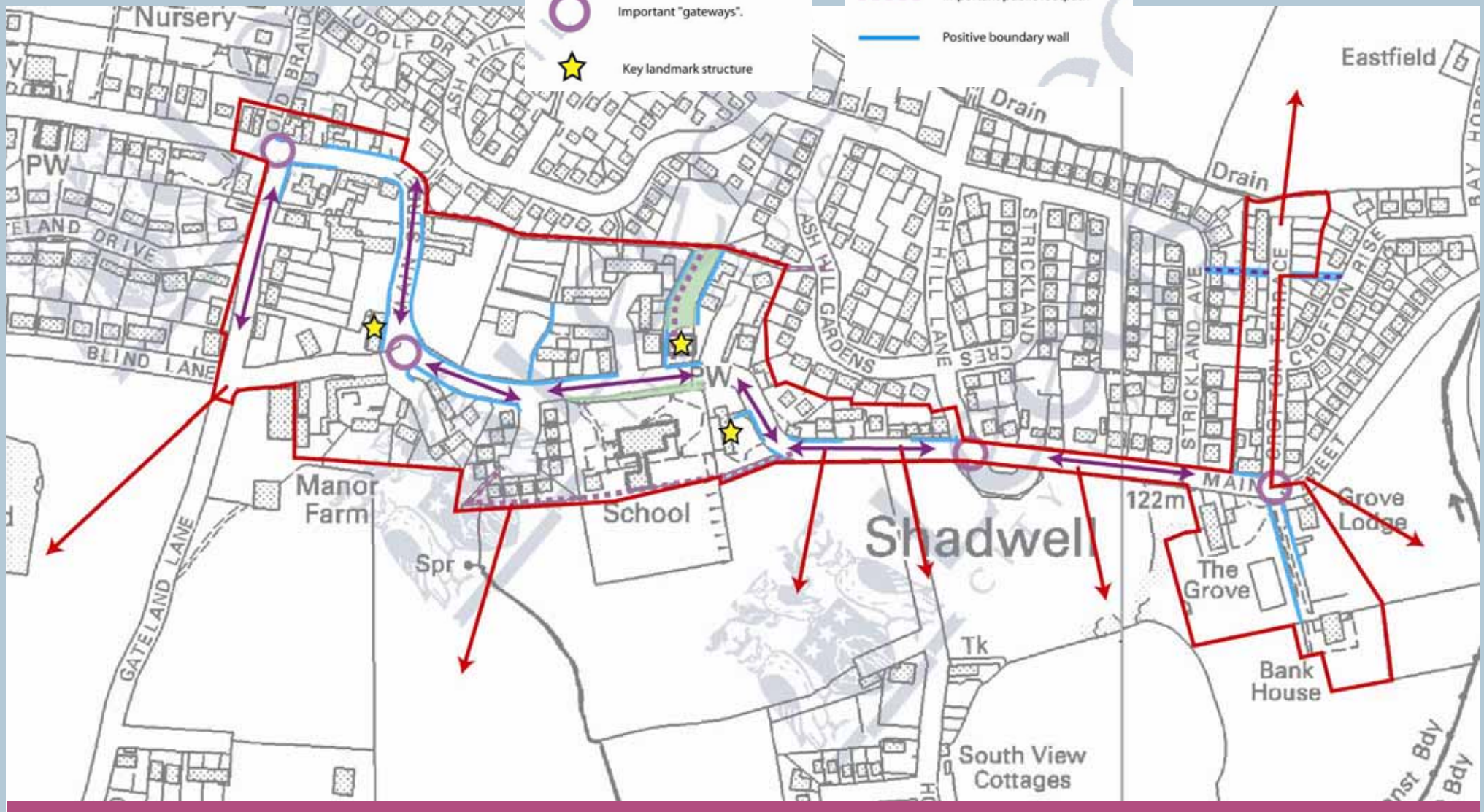
Long distance views towards Leeds can be experienced towards the south-west of the conservation area.

Character Analysis

Spatial Analysis Map

- Conservation Area boundary
- Key Green Areas (public and private)
- Important "gateways".
- ★ Key landmark structure
- Important long distance view
- Key mid-distance view
- ⋯ Important public footpath
- Positive boundary wall

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Character Analysis

Built Environment

Architectural characteristics

The majority of the buildings in the conservation area date from the late 18th to early 20th centuries. There are various architectural characteristics which consistently make a positive impact on the appearance of the area;

- The design of all the structures is generally simple, with the majority of positive buildings having little architectural ornament. This lack of ornament is key to the retention of the rural and historic character and appearance of the area.
- There is variation in style and origins of the buildings, including historic farm buildings, ecclesiastical structures, terrace rows and large detached villas. This variation highlights the incremental development of the conservation area over a long period of time.
- Domestic properties on the whole are consistently two-storey and with regular fenestration. They are generally orientated to face the street, and are located on the back of pavement edge, with some set back behind historic boundary walls/hedgerows, particularly the large Victorian villa developments.

Local details

The conservation area developed originally as an independent location with a agricultural population. A key characteristic of this lies in the variation of the architecture, but there is little with regards detail purely specific to this conservation area. The detailing is typical of West Yorkshire, with variation between larger detached properties and more vernacular structures. The buildings of an ecclesiastical status and large detached historic dwellings have an increased level of ornate detail. This detail is of particular interest to the conservation area due to the variation present in such a small place.

Traditional timber windows and doors add value to the conservation area. There is UPVC present in the area which has a detrimental impact on the character and appearance of some historic properties, especially on terrace rows where consistent fenestration patterns is a positive feature.

There is a consistent use of stone boundary walls running throughout the conservation area which relate well with the rural character of the area. These are positive features and are very important to maintaining the appearance of the area.

Materials

Due to the conservation area being located on sources of sandstone and millstone grit the majority of the buildings are constructed in this



19th century detached properties highlight the later wealth that established such building in Shadwell.



Coursed sandstone together with natural slate roofs, are the predominant materials of the conservation area.

material, usually in regular ashlar courses. Boundary walls are also constructed in regularly coursed sandstone. There is very little ingress of brick and render in the conservation area, ensuring stone remains dominant positive walling material.

The dominant positive roof material is Welsh slate, though modern concrete



Terrace rows are one of many types of property within the conservation area.



Historic farm structures add another layer of architectural types which add variation to character of the conservation area.

and clay tiles are also present, particularly on the modern buildings. Some of the more historic properties feature stone slate. The variation in roof materials adds interest to the roofscape of the conservation area. The high retention of chimney stacks and pots adds interest to the roofscape.

Character Analysis

Streetscape and public realm

Streetscape features which are important include;

- The curved road results in terminated views creating an interesting and varied streetscape.
- Strong boundary treatments, particularly stone walls and mature hedgerows, create a strong build line in the streetscape.
- Mature areas of trees interspersed with the properties adds important variation to the character of the conservation area.
- The many properties which are located on the back-of-pavement create enclosed spaces and a strong streetscape.
- Variation in types, status and scale of building have a varied and positive impact they have on the conservation area.

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

- The black painted streetlights along Main Street improve the character and appearance of the area when compared with grey unpainted lighting columns.

- Yorkshire flagstone pavement surfacing is a very positive feature of the conservation area where present. Road surfacing the whole is undertaken in concrete and tar macadam.
- There is very little signage in and around the conservation area. This has a positive contribution on the area by increasing the informality that would readily be associated with a historic rural settlement.

Greenscape

Mature trees and hedgerows in gardens and along boundaries throughout the conservation area make a positive contribution to the natural character and appearance of the conservation area.

There is very little open green space within the conservation area, though the area that makes the greatest contribution to the green character of the conservation area is St Paul's Churchyard. The significant grassland and open space helps reflect the rural character of the surrounding countryside. Views into the surrounding agricultural fields from Main Street and Gateland Lane further emphasise the rural setting of the village.

Main Street has a varied character but where present wide grass verges and planting along the road make a positive contribution to the natural character of the area.



St Paul's Churchyard is the most significant open green space within the Shadwell Conservation Area



Coursed sandstone boundary walls and sandstone flags and kerbs make a positive contribution to the character and appearance of the conservation area.



Open rural areas are important to the character and appearance of the conservation area.

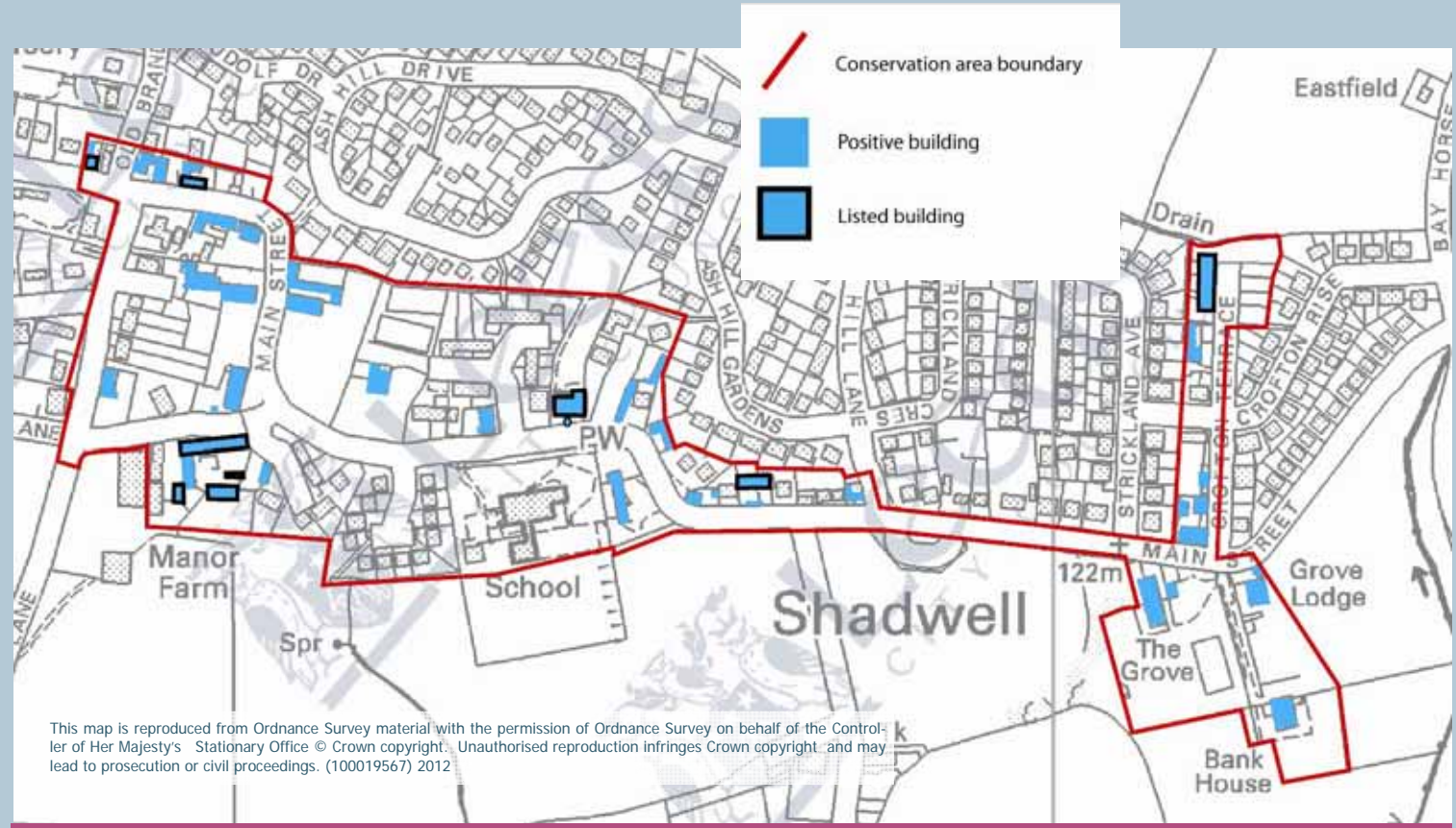
Character Analysis

Positive buildings

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

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

There should be a presumption in favour of the retention of positive structures in all but exceptional circumstances. Any application to demolish a positive building will require justification taking into account the considerations at paragraph 133 in the *National Planning Policy Framework (2012)*.



The Village Hall is positive due to its historic and architectural interest.



Detached villas highlight Shadwell's late 19th century prosperity.



The listed Crofton Terrace makes a positive contribution to the conservation area

Character Analysis

Overall summary of character

Key characteristics which make a positive contribution throughout the conservation area:

- Regularly coursed millstone grit/sandstone the predominant material for buildings/boundary walls.
- Variation in buildings type and status.
- Domestic two storey scale and massing of buildings.
- Buildings orientated on the whole to face the street, with many located on the back of pavement edge.
- Regularly spaced fenestration on all buildings.
- Traditional roofing materials with chimney stack and pots.
- Traditional stone and/or mature hedgerow boundary treatments.
- Very little street clutter.
- Mature trees interspersed with properties.
- Publicly accessible open green spaces.
- Permeability through the conservation area via footpaths and green spaces.

Key ways to retain character:

- New development should be sympathetic in character to surrounding positive buildings.
- Keep the domestic scale and massing within the area.
- Spaces between buildings should be retained.
- New build properties to be normally of two storeys and employing regular fenestration.
- Keys views towards open green space and rural surroundings not compromised.
- Use of millstone grit/sandstone in the construction of new boundary walls.
- New buildings orientated to face the street front.
- Retention and enhancement of green spaces.
- Retention of the permeability and accessibility to these green spaces within, and adjacent to, the conservation area.
- Permeability through the conservation area via footpaths and green spaces.
- Retention of footpaths and ginnels.
- Continued use of traditional roofing materials with chimney stack and pots to articulate the roofscape.



Any new developments in the conservation area should respect the characteristics of positive architecture within the conservation area.



Stone walling and hedgerows are important rural characteristics that should be retained.



Footpaths are a key characteristic of the conservation area that should be retained and enhanced where possible.

Management Plan— Opportunities for management and enhancement

This section highlights opportunities to further enhance the character and setting of Shadwell 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.

Resistance to inappropriate forms of infill development

Future development within the conservation area needs to be mindful of the local character of the conservation area, 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.

Conservation areas are sensitive to the effects of new 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 effect on the character and appearance of 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'

Action:

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

There will be a presumption against infill development which does not preserve or enhance the character and appearance of the area. New development should respond to the scale, proportion, layout, boundary features and



New development should respond to the important characteristics of the historic environment including scale, layout and materials.

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



Important views away from the conservation area should be not compromised by inappropriate development.

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 it 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.

Boundary Treatments

The Shadwell Conservation Area, due to its layout and historical context, is particularly at risk from inappropriate boundary walls and fences. 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:
New boundary treatments within Shadwell Conservation Area will be encouraged to be consistent with the traditional nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible.

Energy performance and the historic environment

Climate change and economic uncertainty has increased the need for properties, both domestic and commercial, to improve their energy efficiency by both decreasing carbon emissions and decreasing the strain on fossil fuels. The retention and reuse of heritage assets avoids the material and energy costs of new development. The City Council also encourages home owners and developers to find solution to improve energy efficiency. This can be undertaken by simple maintenance and repair of properties, ensuring that they are draft free and in good condition, as well as the use of microregeneration equipment and energy renewables. Conservation areas and listed buildings can be sensitive to the this form of development though, so every care should be made to ensure that the installation of items such as wind turbines and solar panels should sit comfortably in the historic environment, and should be sympathetic to context in which they are placed.

Action:
Where permission is required, it will be ensured that the installation of microregeneration equipment on a property does not have a negative impact on the special character and appearance of the conservation area.



Mature trees and stone boundary treatments are all important characteristics of the Shadwell conservation area that should be retained.



Landmark historic buildings such as the Village Hall are important to the conservation area and any important detailing should be retained.

Public realm enhancements

The conservation area has very little street clutter, though a specifically funded streetscape audit and rationalisation of existing signage, road markings and street furniture could identify potential areas of improvement and enhance the conservation area. Consideration should be given to the sensitive design, siting, scale and grouping of fixtures, fittings and markings.

Particular issues that could benefit from enhancement include:

- Appropriate treatment for street furniture (streetlights, benches etc).
- The sympathetic development and enhancement of surface treatments on public highways.
- Ensuring all public realm is consistent and uniform.

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

- Making sure the siting and design of road signs and street furniture in the conservation area have regard to current English Heritage "Streets for All" guidance (see references).

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 affects 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.

Tree management

Trees form an important part of the character of the area. Conservation area designation affords some degree of protection. A tree that has a trunk diameter of 7.5cm 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 permanent 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. This can be considered prior to the end of the life of the trees to ensure continuity.

Where there is conflict between trees and boundary walls simple repairs can usually be undertaken to ensure that the trees do not need to be removed.

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

Terrace Housing

The historic terrace rows are very important to the character and appearance of the conservation area. Their integrity can be compromised by unsympathetic and inappropriate alterations to detailing and fenestration. This is already apparent with the irregular installation of dormer windows. When possible in the future terrace properties should conform to the strong and consistent character which is already in place.



Mature planting along Main Street is an important characteristic to the appearance of Shadwell, and should be retained and enhanced where possible.

Action:
When possible any planning decisions relating to the change of appearance of a terrace row will take into account the character and appearance of the whole row and not just the individual property.

Protect archaeological remains

This area has been inhabited for over 1000 years and buried evidence of past occupation is likely to survive. Development which may disturb archaeological remains may require a watching brief to ensure the preservation of archaeological finds. Below ground archaeological interest would include the site of the former chapel, the area around Manor Farm and St Paul's Church.



The area around St Paul's Church will be particularly significant for archaeological remains within the historic village of Shadwell.

Action:
Development which involves below-ground excavation must have regard to the potential for archaeological finds. In areas of high sensitivity archaeological surveys may be required.

References

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Acknowledgements

- Shadwell Parish Council.
- West Yorkshire Archaeological Advisory Service (WYAAS).

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Where to find out more

Local sources are:

The Shadwell Parish Council website—
www.shadwellparishcouncil.co.uk

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), 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 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:

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

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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 which has six weeks in which to decide to impose restrictions.

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

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

What is the purpose of this appraisal?

This appraisal provides a 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 Shadwell by:

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

This appraisal follows the current guidance set out by English Heritage in the document *Understanding Place: Historic Area Assessments: Principles and Practice* (June 2010). 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
- Department for Communities and Local Government, 2012, *National Planning Policy Framework*
- 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 as its different documents are adopted.

More background information can be found on www.planningportal.gov.uk

Community involvement and adoption

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

- A public meeting held Holywell Recreation Centre, Holywell lane, Shadwell on 10th July 2012.
- This document being made available on the Leeds City Council website.
- Posters displayed in the village.
- Advertisement in local press and through Leeds City Councils Talking Point website.
- All properties who are effected by the boundary change directly notified.

The consultation responses were evaluated and the appraisal and conservation area boundary amended in light of comments received. This document and the conservation area boundary was approved at the Leeds City Council Planning Board in August 2012, with the document becoming a material consideration when applications for change within the conservation area or its setting are considered by the Council from 25th September 2012.