



**Horsforth 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.**



# Horsforth

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions -10th November 2008

## Introduction

Horsforth has a long history as an independent settlement which was completely absorbed into the greater urban area of Leeds only in recent years. Many of the features of the town's long history are apparent today and give the area an environment that retains its independence from much of the urban sprawl around it.

This appraisal shows why Horsforth has a special character and appearance that merited designation as a conservation area, initially in 1973, and modified in 1975. It closely follows the framework for an appraisal in the English Heritage document 'Guidance on conservation area appraisals' published in 2006.

The survey work for the appraisal was carried out between April and June 2008.

## Summary of Special Interest

*Horsforth is a historic settlement that has links reaching into the Anglo-Saxon period, with the medieval era being most notably present in street pattern around The Green and the southern end of Town Street. Horsforth developed as transport innovations required, but the location on a slope meant that heavy industry did not impinge upon the historic core, allowing Horsforth to*

*retain a pleasant "village" aspect, one that remains to this day. The local vernacular of building materials has resulted in a very conspicuous development, abundant with character, yet this also means that 20th century developments which took place prior to the 1973 designation can often have a negative impact on the more historic core.*

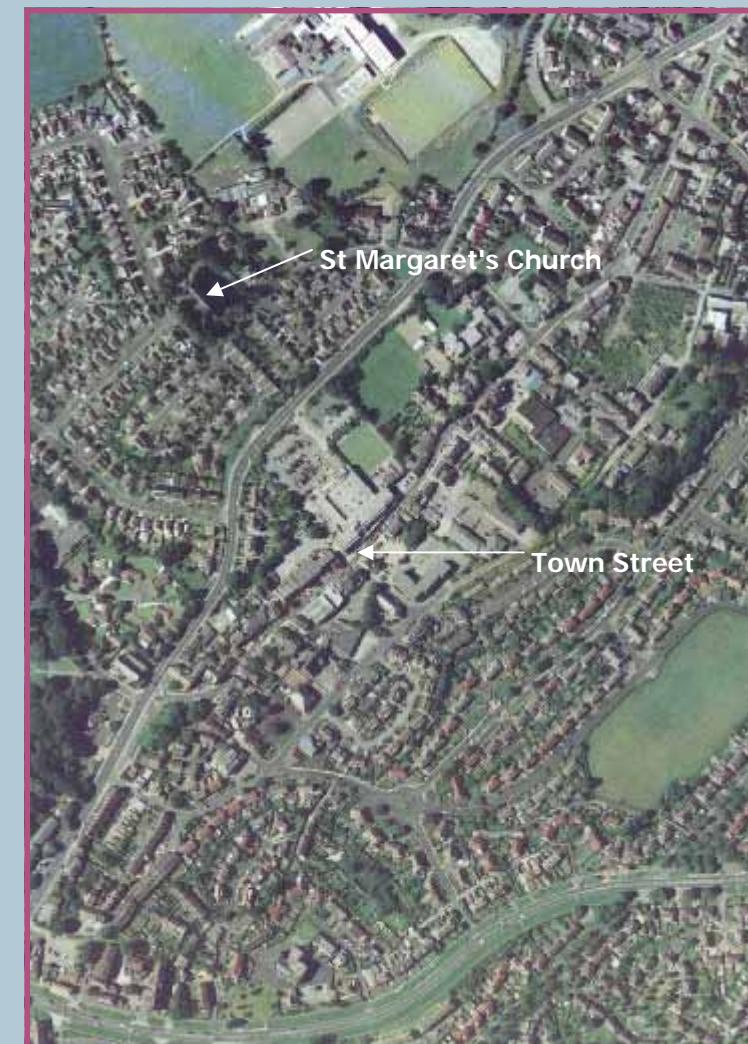
*The long straggling chain of historic structures up towards the train station, with 19th century industry on Troy Road, give Horsforth a varied yet relaxed development, one that is comfortable in both its historic independent associations and its modern function as a suburb of Leeds.*

## Summary of Issues

The core of Horsforth is Town Street which has suffered from considerable character degradation in the mid 20th century. Opportunities should be taken to enhance the area where possible, by employing local building materials, which were so important in establishing Horsforth's historic character.

The historic buildings in Horsforth are largely in good repair yet there is little survival of historic paving in the public areas. It is important that historic features are retained and that appropriate materials are used in repairs. As always there are opportunities to enhance the public realm to improve the setting of key historic buildings and public spaces in

the conservation area, as well as improvements to the "on ground" features that help maintain the historic character, such as improvements to shop fronts and street furniture.



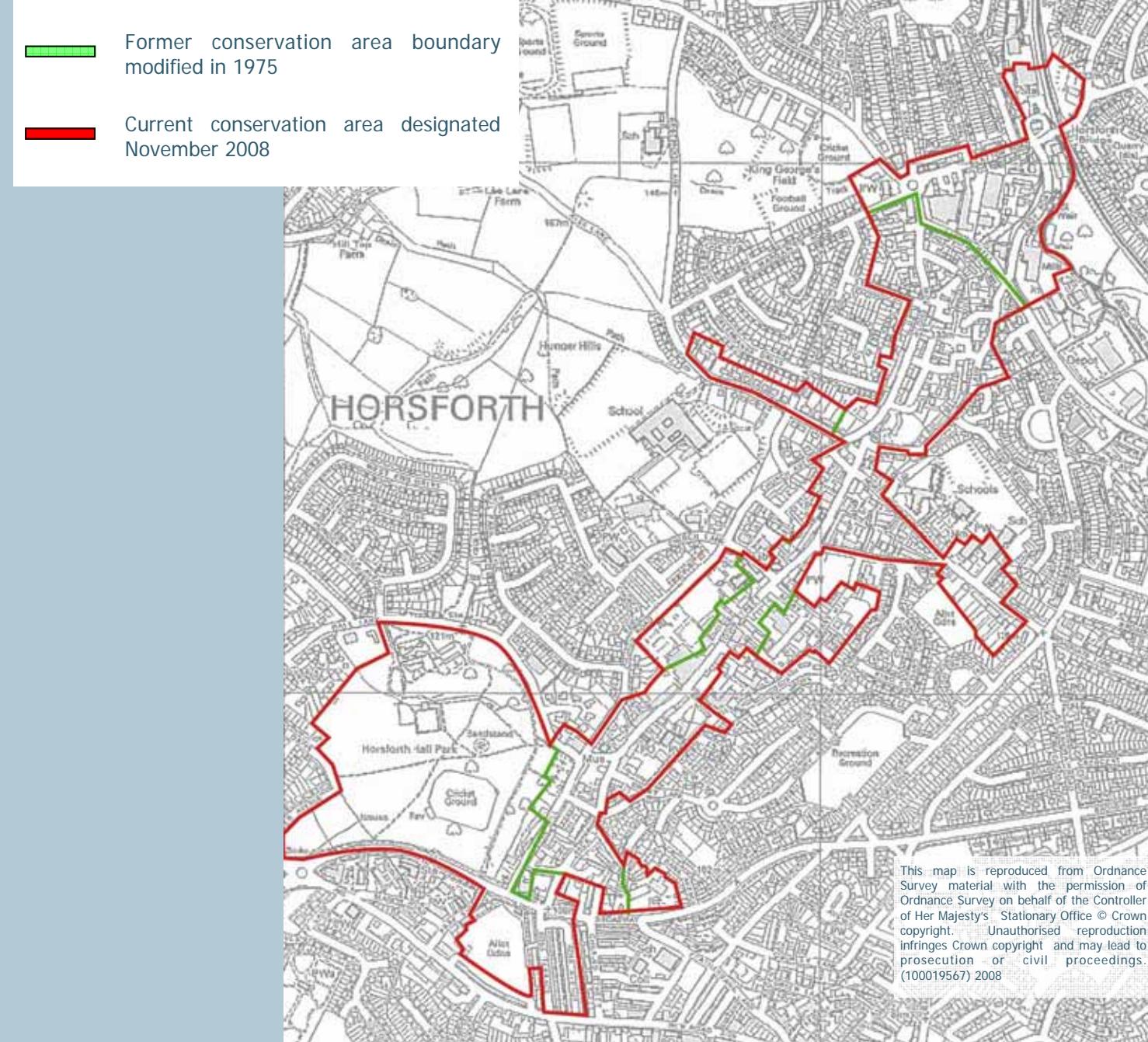
Aerial view of the centre of modern-day Horsforth

## Extent of the conservation area

The conservation area boundary was defined originally in 1973, and again in 1975. While it covered many areas of key historic character it did not include large parts of the historic settlement which are significant to the development and character of Horsforth. This led to a conservation area review in 2008.

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

Each of the four character areas set out in this report is of sufficiently high quality and historic significance to be included in the conservation area.



# Location and Context

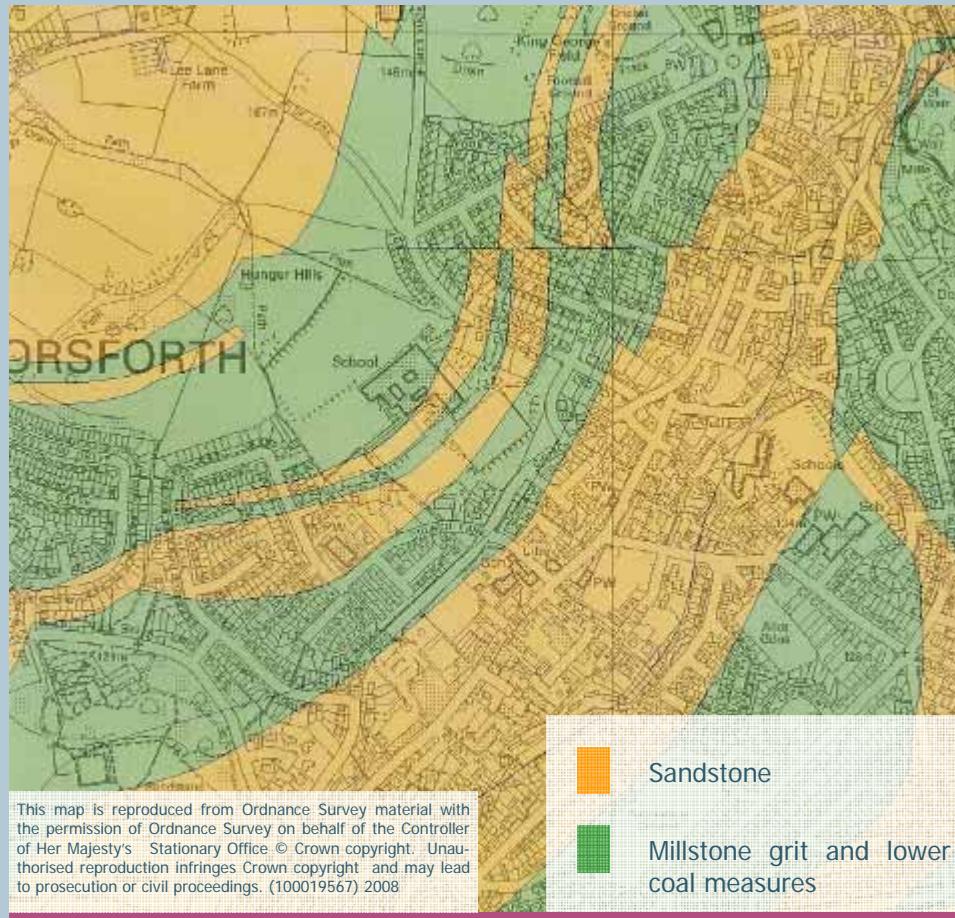
## Location and setting

Horsforth is located to the north west of Leeds city centre and is accessed most readily from that location via the A65. Located on the side of the Aire Valley, Horsforth is bounded by the south by Newlay, and then the river Aire. Horsforth is a readily accessible settlement, either by road or by train.

As of the 2001 census the population of Horsforth Parish stood at 21,562, with 8,857 households. The town centre is quite economically and commercially viable, though there are some properties that remain vacant, and have done so for many years.

## General character and plan form

The overall form of the Conservation Area derives from the linear development of the settlement. Buildings are clustered at the southern end of the Area around The Green, but this does not follow the general layout style. It is from here that the long linear conservation area originates, moving roughly in a northerly direction. From south to north there is an almost continuous stretch of street. Starting at the south is Back Lane, The Green, Town Street and Long Row, all forming a virtually continuous chain. It is across this "chain of streets" that roads and streets intersect.



Looking north up Long Row

architectural character and interrelationship of spaces that give Horsforth the special character required in a Conservation Area.

## Geology, topography and landscape setting

The Conservation Area in Horsforth is mostly situated on a band of rough rock formation Sandstone. Either side is flanked by millstone grit and lower coal measures. The Sandstone on which Horsforth sits was also very significant to its development. It has provided both a quarrying industry, and the construction materials that help establish Horsforth's unique sense of identity.

The settlement itself runs down the side of the Aire Valley. The highest point in the Conservation area is toward the northern end and is 139 metres above sea level, with the southern end of the settlement 99 metres. The parish itself forms its boundary at the Aire, with that being 47 metres above sea level. The highest point near to the Conservation Area is Hunger Hills to the west, which peaks at 175 metres.

The development and layout of Horsforth ensures that it retains its own identity, despite its eastern edge being immersed in the urban sprawl of Leeds. To the west it has a more distinct boundary, with open farmland sweeping around the edge of the township.

The Conservation Area takes in the modern day commercial centre of Town Street and much of its historic residential periphery, but also includes much of the more unusual but significant spaces within Horsforth. These include Troy Road, Troy Hill, Hall Park and the group of terraces on the south of the Conservation Area, which include Rose Avenue. As will be seen in the document, the boundary is to reflect significant historical development,

# Origins and Evolution

## Prehistoric Origins

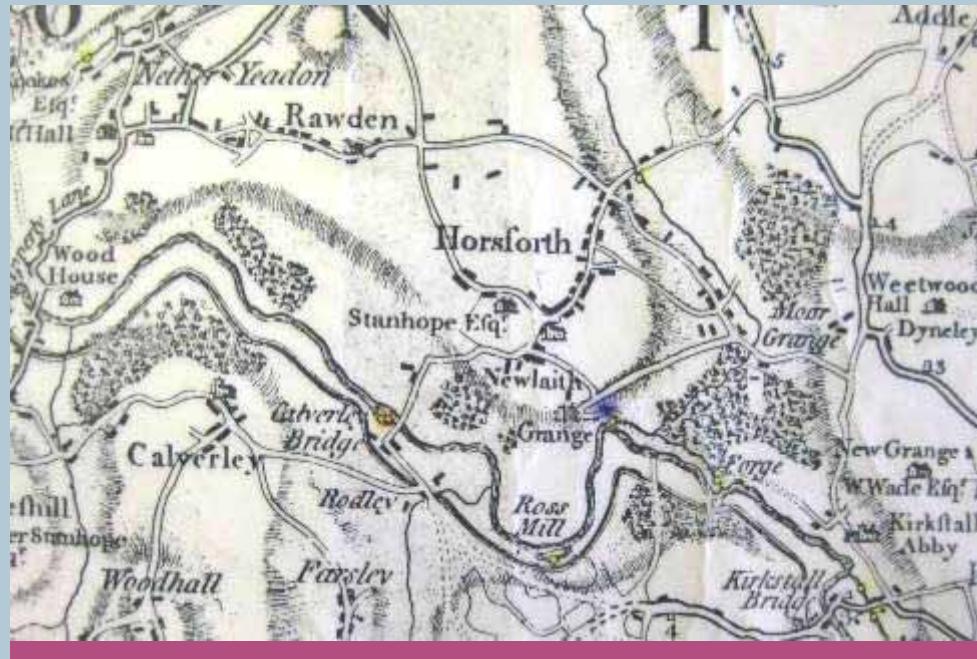
There is little trace of prehistoric settlement in the area that has survived to the present day. A few stray flint tools have been found, along with prehistoric sculpture (see overleaf).

## The Medieval Period

The name Horsforth is derived from two Old English words meaning a 'horse ford'. Old English place names are quite common along the Aire Valley. Just where this 'horse ford' was is now impossible to establish. The valley bottom would present a totally different aspect to those early settlers. The river would not have been forced into its relatively narrow banks and there would be no goit to carry away excess water. Probably much of the area was still a marshy wetland.

As is the case for many other West Yorkshire towns and villages, the first written account of Horsforth occurs in the Domesday Survey carried out for William the Conqueror in 1086. At the time Horsforth was worth 30 shillings. This is in marked contrast to many other villages in the Aire valley which Domesday describes as being 'waste' or unproductive.

In 1066, Horsforth was the property of three unspecified thegns (Saxon noblemen). After the Conquest, William kept much of it for himself, with the



Thomas Jefferson's map of 1775

day-to-day administration of the manor being undertaken by Norman sub-tenants, who in effect replaced the three Anglo-Saxon noblemen.

After the establishment of Kirkstall Abbey in 1152 a large area of land was

given to the monks. This land on the northern edge of the township was then turned into a grange, or monastic farm. The farm would have been worked by local people, not by the monks themselves, but any profits would have



Looking south down Town Street



Listed stable block in Hall Park

gone to the Abbey. This monastic farm is remembered in the present Dean Grange Farm, which probably stands on the site of the Abbey's farm buildings. Although no medieval structures exist, their former position may be represented by earthworks in the fields next to the present buildings.

## The beginnings of modern Horsforth

When Henry VIII closed down Kirkstall Abbey in 1539, the Abbey lands in Horsforth were sold off to private landholders. Among these were the Stanhopes, who helped build, or possibly rebuild, a chapel by The Green at the bottom of Town Street. The Stanhopes were to become prominent people in the town for a long time, and it was a later member of the Stanhope family who built the present St Margaret's Church, replacing the chapel his ancestor had built. Such entrepreneurial spirit turned Horsforth from a small community with a village green, first into a small industrial settlement, then into a suburb of Leeds.

In the 17th century Horsforth was located in the Skyrack Wapentake. The Lady Day Assessment of 1672 (recorded for the Hearth tax) shows that there was a total of 215 chimneys in Horsforth. An account of the number of the inhabitants in the township of Horsforth taken in October 1795 shows that by this point the village had a population of 2,018.

## 19th century Horsforth

In 1838 White, in his directory of Horsforth, described the settlement as "A large clothing village, five miles north-west of Leeds." At this time Horsforth was a substantial industrialised community. The traditional focus was the Green, with a straggling arrangement of properties leading away from it. By 1850 the fragments of Horsforth's straggling settlement had formed a mile long ribbon of cottages and yards stretching north from the Green up toward the Troy area.

Other than its layout, Horsforth differed very little from many other large West Yorkshire industrialised villages. What eventually separated it from the rest was that it didn't develop into the typical West Yorkshire industrialised town. Ordnance Survey maps confirm that Horsforth never developed the look or feel of an industrialised area, even though the mainstay of its workforce were certainly employed in industrial occupations until relatively modern times. The reason for this could be attributed to Horsforth's unusual linear development, but what is most likely is its position. Locating the settlement up on the top of the shoulder of the Aire Valley would have suited the agricultural needs of the original settlers, yet it meant that Horsforth was sited away from the river and streams, these being two powerful stimuli for 19<sup>th</sup> century industry. It is not very surprising then that the majority of the development due to industrialisation

T

Town Street in the late 19th century



Ordnance Survey map of 1841

took place outside of what is the Conservation Area boundary, and moved toward the edge of the township. The focus of the growth was at the river at Newlay. Though very significant to the development of the area, this industrialised and residential related growth is covered more significantly in the Newlay conservation area appraisal. With the large amount of growth taking place at the southern edge of the township, in contrast only one mill (the former Bank Mill) can be seen on the 1906 map, and even this had been converted to a laundry by the publication of the map. Quarrying had the same peripheral location around the settlement.

The introduction of the railway to Horsforth was very significant to development of the village northward in the mid to late 19<sup>th</sup> century. The official opening of the Leeds and Bradford railway and Horsforth station took place on Tuesday 30 June 1846. The line was leased to the North Midland Railway in 1846, with complete takeover being secured in 1851. This resulted in Horsforth becoming even more elongated, with properties being built along the road, to the railway station which was, and still is, located on the northern end of the settlement.

## 20th century Horsforth

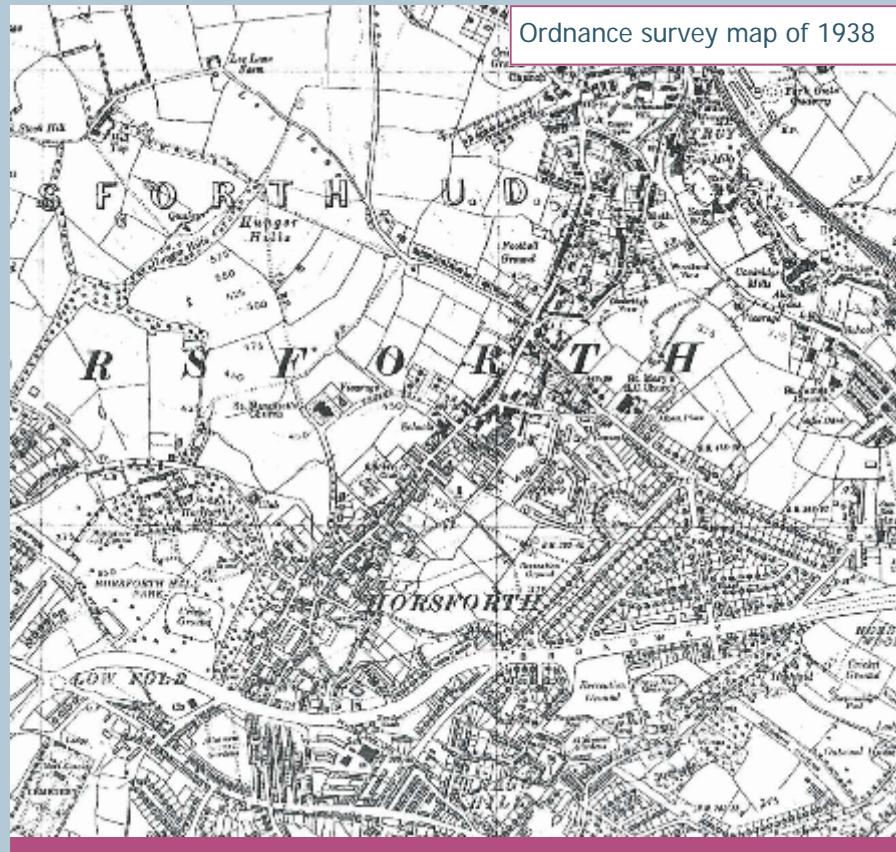
The Second World War was a significant time in Horsforth's history, though it did little to shape the settlement.

In November 1941, Horsforth held "Warship Week", a week of fundraising at the request of the military in order to sponsor a Royal Navy Corvette. The resultant £241,000 enabled the purchase of the HMS Aubretia. This corvette was instrumental in the capture of the German U-Boat, U-110 and the capture of an "Enigma Machine".

Despite Horsforth's large population and extensive commercial activity, its suburban role established in the late 19th century appears to have stopped Horsforth achieving independent town status, and it remained a village (as an urban district) until its formal amalgamation with the City of Leeds in 1974.

Perhaps the most significant event in recent times therefore was the formation of Horsforth Town Council. In 1999 a petition for a Town Council was submitted, and this was granted.

The development of Horsforth in the 20th century can be seen most readily in the increase in population during this period. In 1939 Horsforth parish held a population of 12,080. By 2005, this had almost doubled to 22,100. Historic map regression shows that during the 20th century Horsforth steadily increased in size.



The Ordnance Survey map of 1938 shows by this point significant development away from the historic core due to the construction of Broadway (now the outer ring road).

The steady infill and build up of housing on the periphery of the settlement continued for the duration of the 20th century. The second half of this century also meant quite a large amount of redevelopment took place in and around the Town Street and Troy Road areas of



Early 20th century Town Street

the settlements, the impact of which is outlined in the character zone areas which will follow.

## Archaeological Potential

Historic, cartographic and place name analysis can lead to secure conclusions about the origins and development of an area, but they may not indicate the potential for the period of history before records. This can be identified through the material archaeological record.

There is little, if any, evidence for it remaining above ground. There have been a few straight flints finds in the area, but perhaps the two most significant finds are those of prehistoric rock art. In the late 19th century a ring-marked boulder was discovered near Low Hall, and has since been re-sited after initially being moved to Kirkstall Abbey. Another Bronze Age carving (SAM 29103) is located near the allotments, west of Rose Terrace.

The Roman period is represented in Horsforth by the discovery of three Roman coins during the laying out of Horsforth cemetery in 1909. All were dated between A.D. 238 and 260. These signify there was Roman activity in the area.

The Medieval period in Horsforth is quite well documented. With literary evidence being available for the development of the area. Needless to say, that the medieval period to the Industrial revolution will most probably provide the bulk of any potential archaeological discoveries within Horsforth conservation area.

# Character Analysis

## Spatial Analysis

### Character of Spaces

The movement through the conservation area looks as if it will be quite an uneventful affair, but on the ground this is far from the case. The movement is in fact an ever changing experience of long sweeping bends, abrupt halts and an undulating landscape. The area at times channels you around tight bends, where you can be overshadowed by the structures enclosing you, yet glimpses are provided of the expansive hilly landscape beyond.

Starting at the northern edge of the conservation area Station Road has an interesting use of space. To the western end there is the open, landscaped roundabout, walking east the road takes you down towards the valley of Old Mill Beck, only for the bridge over the railways lines to almost form a barrier, rearing up in front of you, yet all the time in front of you in the distance is the heavily wooded suburban area on the other side of the valley.

An interesting road at this point is Troy Road. Established in this location for access to the industry of the Beck, the road sweeps around. You are enclosed on the west by a large dominant retaining wall, which supports Troy Hill above, yet on the opposite side of the

road there is an open aspect looking out onto the valley side.

Leading from its junction with Station Road, Long Row has its own very



Historic properties on the back of pavement edge, Long Row



View of Troy Mill from Lister Hill

from the road edge. The road is quite narrow and enclosed on both sides, but particularly on the western side.

This may be due to the previous existence of the sandstone quarry on



Chapel Green



Looking north up Town Street

very little room available for both traffic and pedestrians. The Street itself is very channelling. Movement through it is almost forced. The two-storey structures dominate the road edge, and with you walking down hill (from north to south), movement towards The Green almost comes without will.

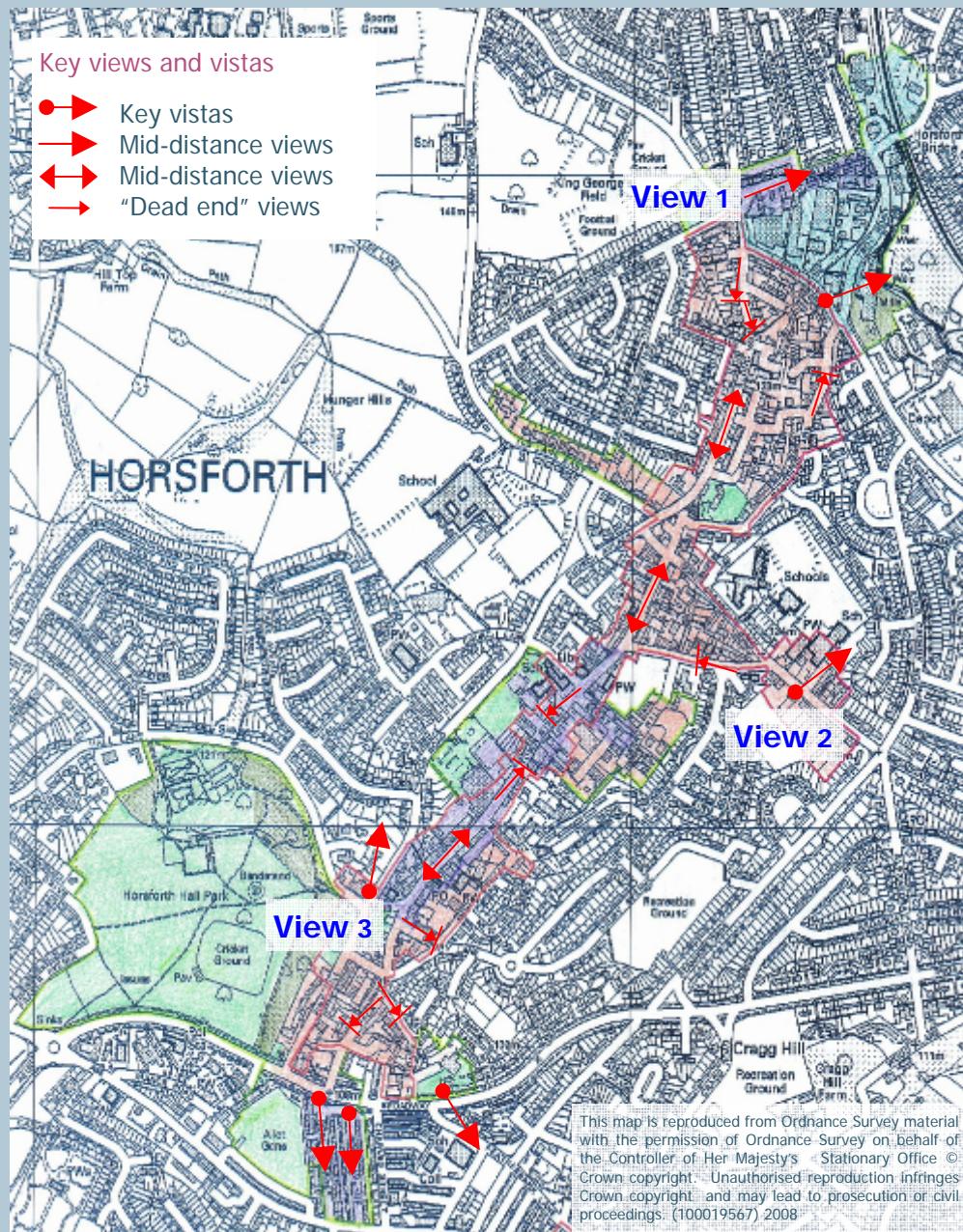
The Green itself is the most significant area of open space within the original conservation area boundary. This historic location has various streets leading off it, some open up away from The Green, such as the broad Fink Hill, whilst other dart in and out, such as Drury Lane. The green area of Chapel Green, provides an interesting focal point, and acts almost as a pivot for movement to take place around it.

The final area of significant open space is Hall Park. This offers important views both into and away from the conservation area. Though self-contained, its development and space is important to the conservation area.

distinct character. The road was already in existence, prior to the railway coming to Horsforth, but was relatively undeveloped. Walking south along Long Row you have a little open space, except where properties are set back

the eastern side. Long Row has a sweeping nature, yet the built up location forms visual "stops".

Town Street is the next major area. This area is enclosed on both sides, with



## Spatial Analysis

### Key views and vistas

The position of Horsforth on the slope of the Aire Valley, and with the Old Mill Beck valley to the east, means that on occasion wide expansive views are available out of the conservation area. The views of the landscape are available both as broad panoramas, and narrow views through the built environment. An example of a broad panorama is looking north east from North Broadgate Lane.

Views back into the conservation area are much the same as those out of it. These are views of a quite heavily green, yet urban location. A rural feel is retained by the wooded effect and open feel, yet the build up of properties means that the area is still obviously a busy and heavily residential area.

Vistas within the conservation area are restricted to glimpses into and out of areas. As the main area of Horsforth is heavily residential, many possible views are blocked by existing structures, or kinks and turns in the road layout. Interesting views come when looking out away from the main core, yet within the context of the conservation area, views along the building line, with unbroken rows of properties add character and interest.

This variation in views reflects the importance of development and location to Horsforth's character.



**View 1—looking east along Station road**



**View 2—looking east from Broadgate Lane**



**View 3—looking towards St Margaret's Church from Fink Hill**

# Character Analysis

## Built Environment

### Architectural characteristics

The Horsforth conservation area has a distinct character represented by its architecture. There is no common form as the structures have served a variety of functions. Yet they hold similarities in materials and detailing. The majority of buildings date from the latter half of the 19th century. Many properties are large detached structures, yet also intriguing is the smattering of historic terracing. There is a large retention of historic properties, though some inappropriate in-fill, has taken place.

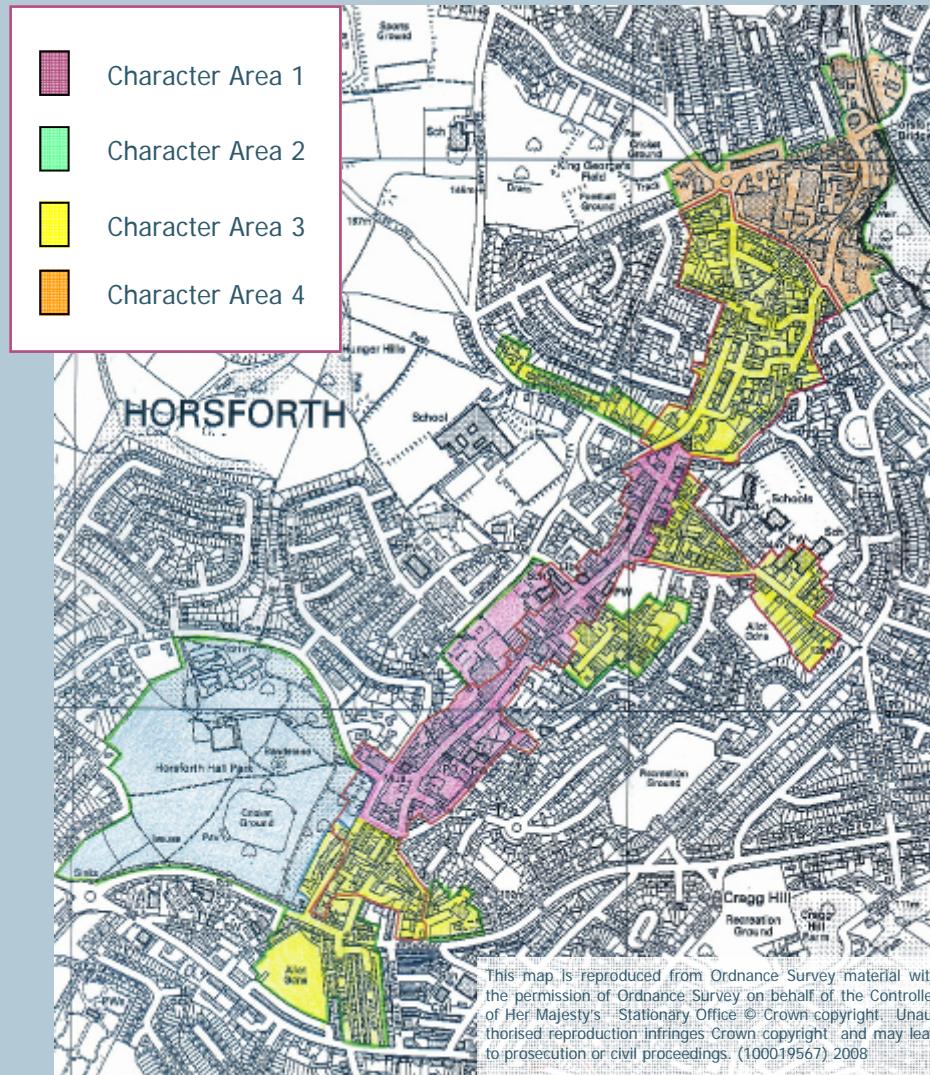
### Materials

The common materials used in the conservation area all add to the distinctive and specific character that is established and so important.

Locally quarried ashlar sandstone forms the bulk of the walling material, both for properties and their boundary walls. The roofscape is formed virtually completely of stone tile and slate. There is the odd incidence of render applied to the historic properties of Horsforth. When this is the case it is often in a light or cream colour.

### Local details

The level of detailing on a structure in the conservation area is roughly dependant on the status of it. For example the large villa properties have a high level of Gothic Revival detailing,



employing tracery and ornate fenestration. Many properties have a high survival rate of historic windows, with the most common form being a 2-over-2 vertical sliding sash. There is a considerable variation in details relating to doors, porches and barge boards. Where they are employed, most historic

properties use ornate examples, again many with Gothic detailing, as was the fashion in the mid 19th century.

In the commercial areas, a few historic shop fronts survive, though modern frontages predominate.

Boundary walls usually follow the example of the walls of the properties, and are constructed of locally produced sandstone. They are often substantial and to quite a high standard.

## Streetscape

The streetscape is varied due to its layout and use of boundary treatment, yet the materials involved are not traditional on the whole. Tarmac road and path surfaces are common, often with the use of concrete kerb stones. Inappropriate patch repairs has led to a mismatch of surfacing which is a negative impact on the conservation area.

The streetscape retains an urban feel, with the conservation area being heavily built up in all directions. This bustling settlement feel is reflected throughout most of the conservation area.

The street lighting is generic and quite uninteresting. It does not conform with the historic character of Horsforth conservation area.

## Greenscape

One of the major contributing factors to the character of Horsforth is the greenery associated with it. Mature trees and glimpses into gardens are quite common. This provides important aspects in complementing the built up urban feel of the area.

The only large green space is Hall Park, which forms its own character area.

## Character Analysis

There are sub-areas within the conservation area known as "character areas", which have distinct qualities. The areas have different characters and distinct building forms generated by their uses. Unifying the character areas is a shared palette of building materials, architectural styles and history.

### Character area 1 - Town Street and The Green

The area around The Green and the length of Town Street represent Horsforth's modern day commercial centre and the most historic part of the town. The 1847 OS map shows a smattering of buildings in this location. Most are quite substantial and appear to reflect Horsforth's origin as a nucleated settlement. The earliest surviving structures date from approximately the mid 18th century.

The structures in this area are on the whole street-fronted, with the properties running along the back edge of the pavement. The structures retain enough individuality in detailing and eaves heights to make them distinct from one another. The curving nature of Town Street results in variation of views. The commercial frontage is one of a varying nature, both in style and quality. Single and double bay properties are in existence, with a multitude of glazing styles. Slotted within these though are more modern

structures, which unfortunately pay little heed to the historic street front.

In comparison, a surprising difference is that once away from Town Street in Drury Lane and Kerry Hill then the commercial aspect vanishes and the character changes. The branch of Drury Lane leading to the Green retains its historic feel, yet has a residential emphasis. This is the same for the properties at The Green to the south.

There is a variation within this character area which adds to the feel of the area. The predominant characteristics are listed below.

- Variation in building types.
- Two-storey eaves height.
- Square windows at first floor level (and ground floor when applicable). This horizontal emphasis re-enforces the linear nature of this area. Where original windows survive, it is commonly vertical sliding sash. These are often formed as a 1-over-1, or 2-over-2 pane system.
- The predominant building material is the locally quarried sandstone. There is the odd ingress of brick and render finish. Stone tile or slate roofing materials.
- There are few remaining historic shop fronts, though there are some high quality examples surviving.



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Positive developments

Opportunity for enhancement

## Character Analysis

### Character Area 2 - Horsforth Hall Park

This area is important to Horsforth due to it being the most accessible public green space within the local area. Hall Park is important in modern respects, but is also steeped with history, this being reflected in its location and layout. The extensive grounds today reflect the grounds associated with the demolished Horsforth Hall, which was built in between 1699 and 1707, and was demolished in the early 1950s. The razing of this structure has resulted in heavy archaeological implication in the area, not only for the hall itself, but also the formal gardens that were associated with it, and were still existing in 1847 as they can be seen on the 1st edition Ordnance Survey map.

Existing structures within the ground are all of historic interest, and include the band stand, the listed stables to the demolished hall, and the listed war memorial. All of these add significance to the development of the site and the area.



Hall Park



View into Hall Park from Hall Lane

# Character Analysis

## Character Area 3

This character area is representative of the domestic development that took place around historic core of Horsforth (character area 1). Due to the location of Horsforth, development took place around the edge of Town Street in different directions. The bulk of it though originated with the introduction of transport links around the town. This will be discussed in each sub-character zone. This character area will be split into four sub-zones, this is mostly due to their location, but each carries enough similar traits to be classed in the overall heading of Character Area 3.

### Character zone 3A- Long Row and Bachelor Lane

Of the residential areas within Horsforth, Long Row has some of the oldest houses. Terrace cottages ranging from the mid to late 18th century are still in existence. These houses were possibly built for workers at the local industries. At this end of Horsforth, by the mid 19th century, industry close by included Troy Mills, a tannery on the junction of Long Row and Station Road, and a sandstone quarry to the eastern side of Long Row.

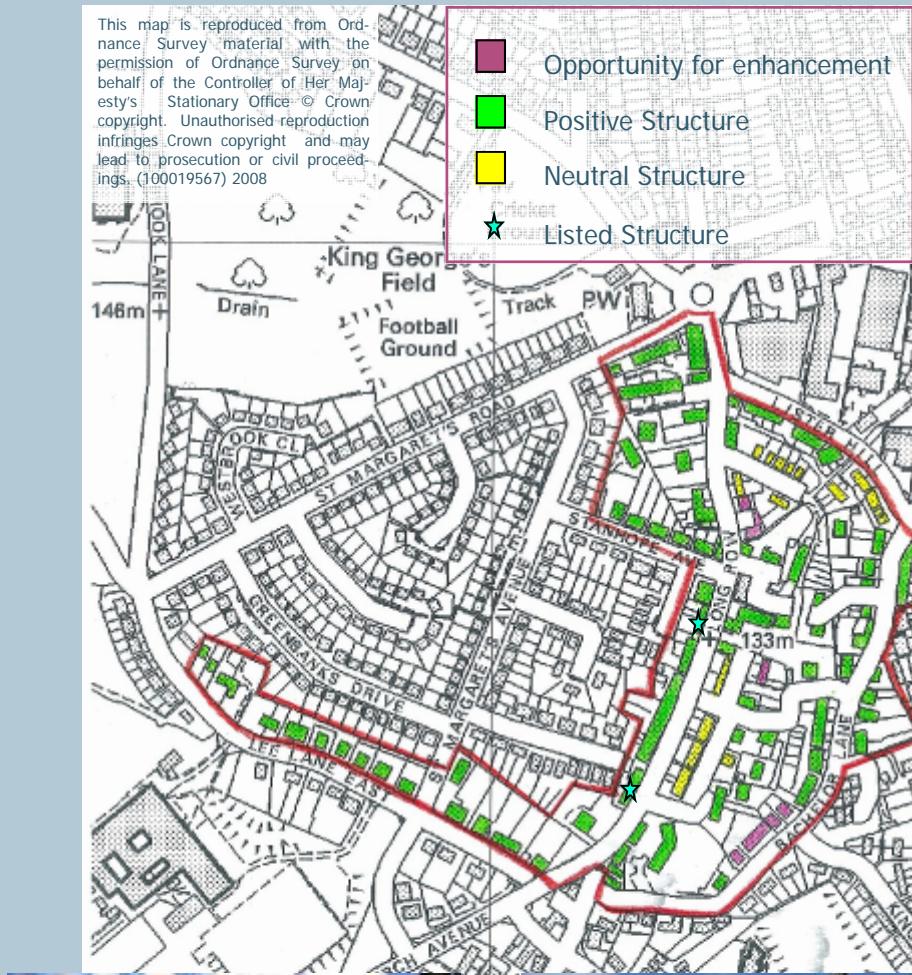
Today this area retains a residential emphasis, but does have the ingress of a few commercial premises.

Later Victorian structures filled in the gaps around the area. The housing developed from small terrace cottages to much grander buildings on Bachelor Row and Lee Lane East. This would be a result of Horsforth becoming a key area of Leeds' "commuter belt" with the coming of the railway in 1846.

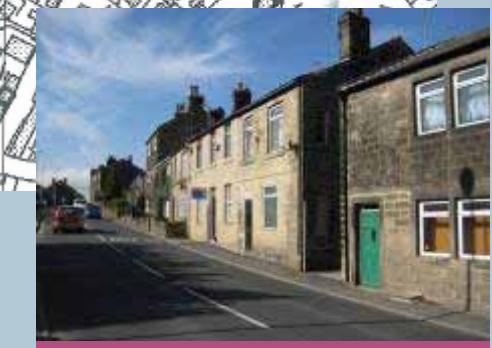
- There is no predominant eaves height in this area. The earlier cottage architecture, the undulating nature of the land, and the later more affluent structures, have resulted in an informal variation of building types.
- Local sandstone construction.
- Stone and slate tile predominate.
- Simple detailing on the more basic historic structures present on Long Row.
- Proliferation of cosmetic detailing such as stone quoining, arched windows and ornate bay windows and porches on Bachelor Row and Lee Lane East .



Bachelor Lane



Lee Lane East



Long Row

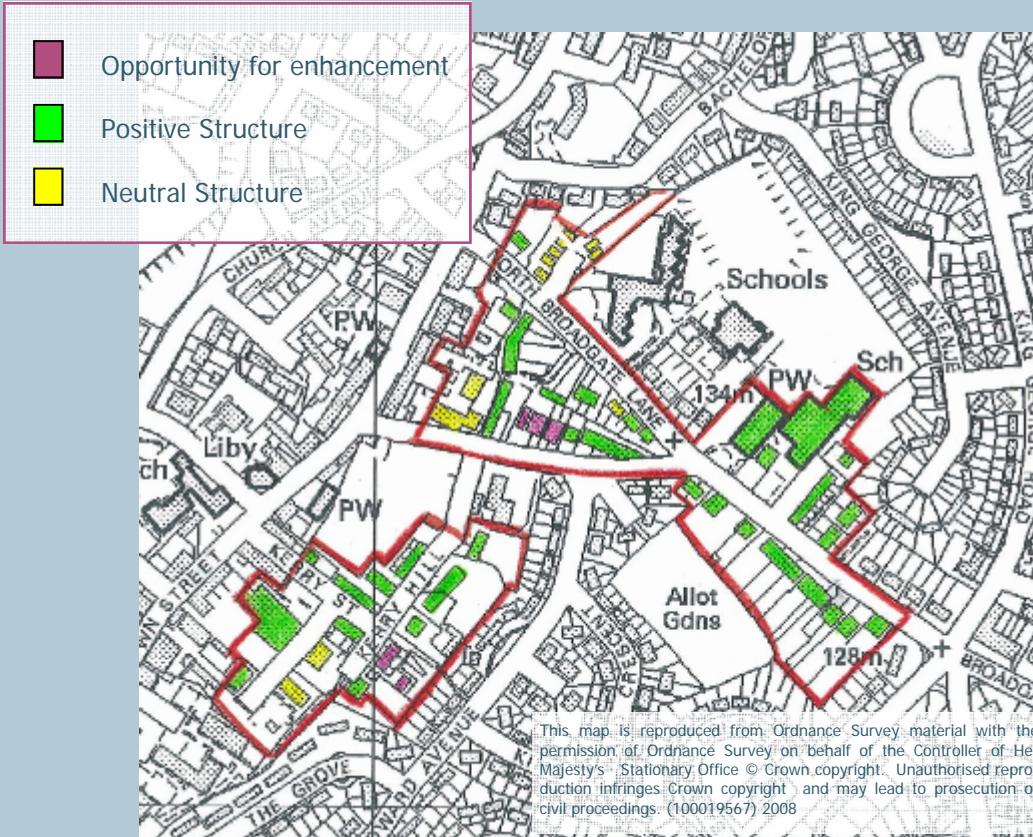
## Character Analysis

### Character Area 3B-

#### The North and South Broadgate Lane

Broadgate Lane is an important modern-day access into and out of Horsforth on the public bus route. The historic settlement on the whole is of large domestic properties, with variations between detached and semi-detached. Unlike much of the conservation area, the properties are often set back from the road edge, giving more sense of space to the area. These large properties are irregular in both their orientation to the road side, and in their position to the back pavement edge boundaries. This discontinuous building line adds a variation to the domestic character that is not as present in other areas of Horsforth. The properties step in and out of the road edge as they lead west towards Town Street.

- Locally-produced sandstone provides the bulk of building materials.
- Slate dominates the roof-scape.
- Variation in roof types, including hipped roofs. Stone sills and bay windows add
- Variation of window types, which show a more ornate and decorative style.



Historic developments on Broadgate Lane



Looking north up Broadgate Lane

### Character Area 3C-

#### Kerry Hill and Kerry Street

Stepping off Town Street leads to a variety of views and activities in Horsforth. This area of Kerry Street and Kerry Hill provides a uniqueness to Horsforth in this sense. Kerry Street is flanked, on the most part, by historic terracing. Commonly in Horsforth, movement away from the historic core provides a sense of increased space, whereas Kerry Street effectively narrows and gives the opposite impression. Kerry Hill does open up further, but the tight knit buildings still retain the same feel as Kerry Street. New development in this area had resulted in a change of building type but the feel of condensed housing is retained by the addition of flats to the vicinity.

- Sandstone and slate predominate.
- Two storey terrace housing.
- Due to the close-packed nature of terrace housing, the detailing on these mid 19th century properties is quite simple, as can be expected.

# Character Analysis

## Character area 3D-

### The southern area (Fink Hill, Back Lane and The Roses)

#### *Activity and Grain*

This character zone holds a variety of activities, all of which add vital characteristics to modern Horsforth and are important to its development.

The most historic part of the settlement is the cottage and terrace properties sandwiched between Fink Hill and Back Lane. The development took place at the turn of the 20th century and has a quiet character, despite being flanked on the west and south by extremely busy roads. The properties here are tightly packed, but offer a relaxed feel. Fink Hill is a very different prospect. The busy road is flanked by structures overlooking the broad access into Horsforth from the south. The architecture here is mixed. Historic structures on the eastern side are quite different to the large, modern flats on the west. The properties on the western side show character, yet not one that is particularly in keeping with the area.

To the east of Back Lane is Stoney Lane. Here the relaxed feel of domestic architecture is retained, but is dominated by Broadway Hall (previously Lower Bank House). This historic structure is prominent, especially due to it being extended in recent times.

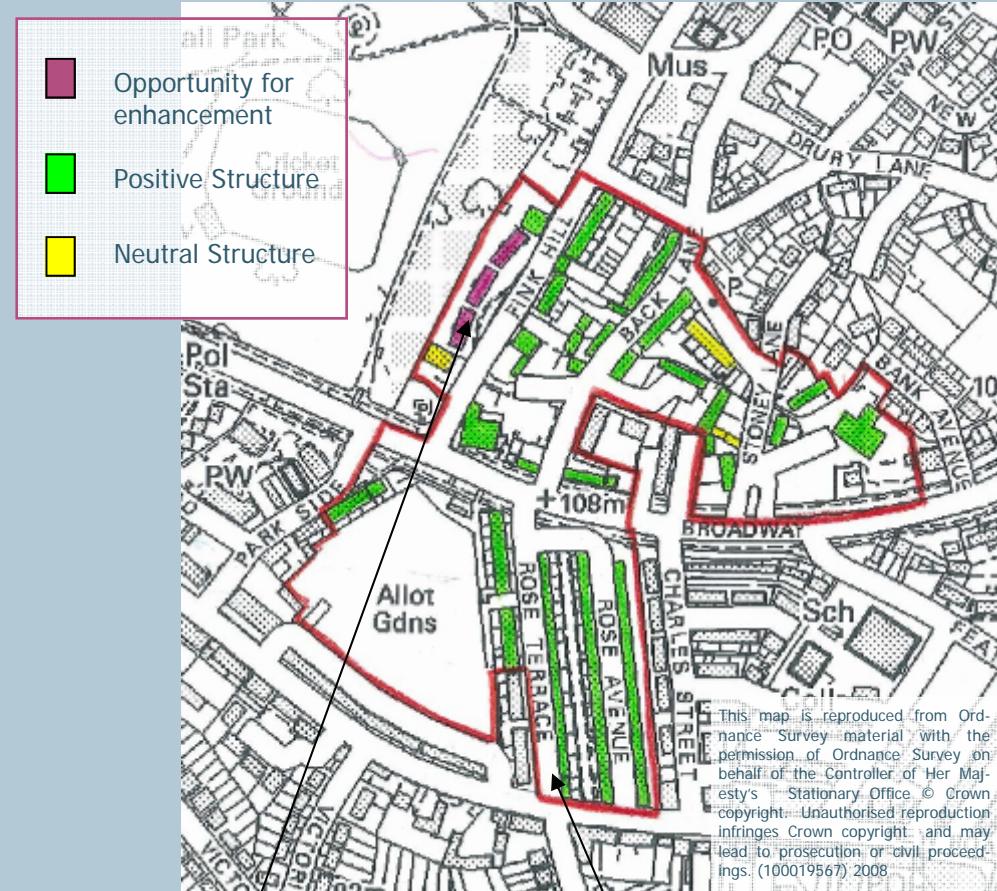
Unique to the conservation area are Rose Terrace and Rose Avenue. Constructed in the late 19th to early 20th century (circa 1890), these terrace cottages were most probably erected after the coming of the tram system to New Road Side. Unlike other terrace rows nearby, these properties employed local high quality sandstone and local grit stone for their construction rather than brick. The continuous lines of the terrace properties and the important views beyond them to the south offer a level of setting and character that is consistent in the conservation area.

#### *Building qualities*

- Local sandstone, and grit-stone, and slate tiles are the predominate building materials.
- Houses are varied, with each bringing positives attributes to the character of the area. This individuality transfers to the scale, position and layout of structures.

#### *Green Space*

The allotments to the west of Rose Terrace provide a very important green space within the character zone. Looking at a map regression the area is interesting as was never developed whilst all around was. The allotments therefore may have always had a historical association with the terrace housing to its east. This important space should be retained and enhanced if the opportunity arises.



Flats on Fink Hill



View north up Rose Terrace

# Character Analysis

## Character Area 4- Troy and Industrial Horsforth

What is most intriguing about this development is the variation of properties, in both their appearance and usage.

The 1847 OS map was produced the year after the train station was constructed. It was then very undeveloped, and highlights the fact that the coming of the station that resulted in development of this area.

There is a variety of uses of the properties within this area. There is the commercial row on Station Road, public transportation at the station, 18th century domestic architecture on Troy Hill and the industrialised areas of Troy Mills, and those accessed from Lister Hill. The diverse architecture reflects this. Along Station Road the frontage is mainly commercial, to service the commuters or tradesmen using the train station.

Moving off Station Road to Troy Road reveals a whole different grain and activity. On the 1847 map it can be seen that the few structures that were already in existence in this area were the industrial properties along Old Mill Beck. The existing activity here is one of heavy traffic, and though there were no cars on the road in 1847, one has the feeling that noise of the industry might have given you the same experience. Overlooking the valley is Troy Hill, and

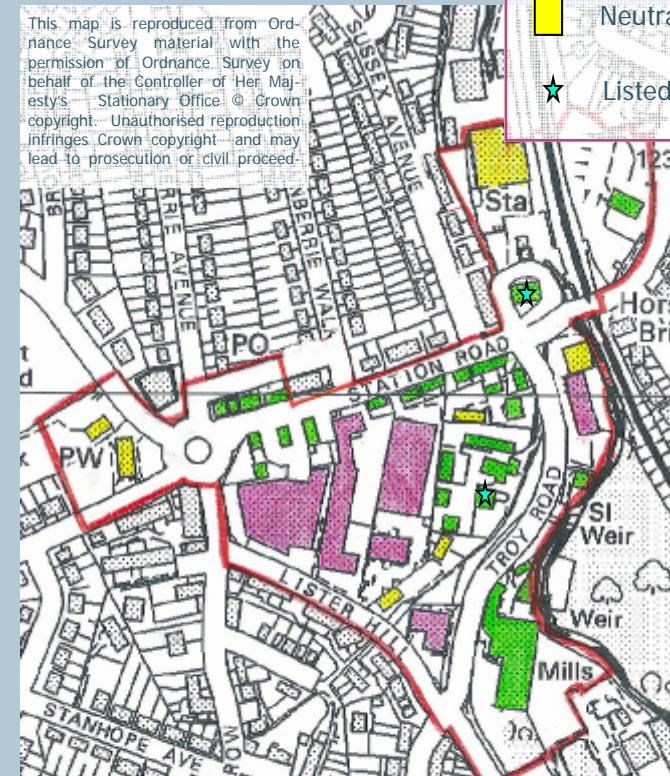
on here is the group of domestic properties, possibly associated with the industry.

Contrasting with all of these is Lister Hill which provides the more modern architecture to the character area. Replacing heavy industry in the area is heavy commercial activity, with the infill between Lister Hill and Station Road being taken up by office blocks and car garages.

- The variation in properties is reflected in the building qualities within the character area (domestic, industrial and residential present).
- 2-storey eaves height (on domestic and commercial).
- Sandstone and grit-stone walling.
- Slate roofing.
- There is a variation in the window designs

The Troy Mill complex, and the substantial retaining wall on the opposite side of Troy Road also employ a local vernacular of building materials. They help further establish the character of the area and reinforce the quality and availability of Horsforth stone. The scale of the structure is vastly different. The section facing the road is large and dominates views, yet as the main bulk of the structures are placed further down the hill towards the important water source, their overall dominance is lessened. Of the more recent commercial offices, in-filled at Lister Hill and Station Road, brick and

glazing predominate. The modern materials are of a unsympathetic character to the rest of the area. They are of a larger scale and are very conspicuous in the area.



The corner of Station Road and Troy Road



Troy Mills

## Management Plan— Opportunities for management and enhancement

There are a number of features and issues that currently detract from the special character of Horsforth. Addressing these issues offers the opportunity to enhance the conservation area, while positive conservation management measures will ensure the ongoing protection of the area's special character.

Not all opportunities for enhancement involve the reworking of an inappropriate structure, rather they can apply to new buildings, open spaces and highways issues (including street furniture). This list is by no means exhaustive, as conservation areas can always be improved upon.

### Town Street enhancement

The area of Horsforth where the character can be significantly reinforced is Town Street. There are various issues in this area that once addressed will have a positive impact on the appearance of the conservation area. Management issues include:

- The redevelopment of inappropriate infill development which is both out of scale and is not up to the quality of the area.

- Renewal of paving to make it consistent with, and appropriate to, the historic character.
- Replacement of some street furniture (such as street lights), with more sympathetic designs.
- When it is possible to do so, the production of shop front design guidance specific to conservation areas would help to ensure that shop fronts will be more in keeping with the area. This will help avoid many of the inappropriate designs and signs (such as internally illuminated signs and uPVC signs).
- Reduce the impact of vacant commercial properties when possible. Temporary window displays should be considered. This will allow the shop fronts to remain more active and less of an eye-sore.
- Ensuring sympathetic infill on vacant plot sites
- Reinstatement of missing architectural features when possible.

### Lister Hill enhancement

A very historic area of Horsforth, the area between Troy Hill, Lister Hill and Station Road has been partly developed without consideration for the adjacent buildings. The inclusion of this area will give the opportunity, if it so arises, to redevelop the site with more sympathy in line with its historical associations.

This area already contains many historic properties, and will benefit greatly from any further enhancement in the future by retaining the character of the area. If development was to take place here the new development could use the appraisal to inform:

- Scale of development
- Appropriate materials to use on any structures.
- The boundary treatments and green spaces.

### Resistance to inappropriate forms of infill development

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



Example of a once long vacant property on Town Street (far right). Now being refurbished and brought back into reuse.



Inappropriate shop fronts on Town Street

**Action: Any development proposing the infill of a site, or the subdivision of a plot, should respond the scale, proportion, layout and distribution of positive structures within the conservation area.**

## Sensitive new development in the conservation area

To be successful, any future development within the conservation area needs to be mindful of the local character, while at the same time being distinctly of the 21<sup>st</sup> century and addressing contemporary issues such as sustainability.

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

*Successful new development in historic areas will:*

- *Relate well to the geography and history of the place and the lie of the land*
- *Sit happily in the pattern of existing development and routes through and around it*
- *Respect important views*
- *Respect the scale [and proportion] 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'*



Examples of street furniture at The Green

### Action:

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

### Public realm enhancements

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

Particular issues that could benefit from enhancement include:

- Appropriate design for street furniture such as streetlights, such as a simple



Example of poorly maintained pathways, Town St

design painted black (as covered by current council policy).

- The sympathetic development and enhancement of surface treatments on public highways, particularly paths. The surfacing of some areas of the public highways could be improved. Inconsistent and patchy surfacing, as well of areas of disrepair are inappropriate to the conservation area.
- Increased number of street trees when services and budgets allow.
- More discrete public realm such as smaller traffic signs and paler yellow lines when they are due for renewal.

**Action: Promote public realm enhancements within the conservation area as opportunities arise. Ensure that future public**

**realm works respect and enhance the special character of the conservation area. This will include;**

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

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

Given the limited listed building coverage within Horsforth, it is not surprising that incremental loss of traditional architectural detailing is an issue in the conservation area. Replacement of domestic windows, doors, traditional wall surfaces and roof coverings with inappropriate materials and designs is a negative feature that affects individual buildings and the wider streetscape. This cumulative change is particularly noticeable in the terrace rows where the original uniformity has been weakened.

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

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

## **Establish a local list**

The listed building designation of Horsforth does not adequately reflect the local importance of much of the historic building stock in the conservation area. English Heritage, PPG15 and the Heritage Protection White Paper '*Heritage Protection for the*



**Interesting details such as corner doorways should be retained**

*21<sup>st</sup> century* encourages local authorities to designate lists of locally important buildings and to formulate local policies for their retention.

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

**Action:** **Move to establish a list of locally significant buildings and devise policies for their protection.**

**protect and enhance the Greenscape.**

## **Development affecting the setting of the conservation area**

It is important that development around the conservation area does not spoil its setting. Appropriate design and materials should still be used when designing structures adjacent to the conservation area.

**Action:**  
**The impact of developments that will be affecting the character and appearance of the conservation area, even if they are outside of it, should be considered. This will ensure the character and setting of the conservation area is not compromised.**



**Development just outside the conservation area that is not in keeping, and affects the setting of the conservation area.**

## **Tree management**

Trees form an important part of the character of the village. Conservation area designation affords a high degree of protection. However, to ensure that this element of Horsforth's special character is protected and enhanced a tree strategy should be formulated to assess the need for the designation of Tree Preservation Orders (TPOs) and general tree management. A replanting strategy should also be considered in order to manage the impact of loss of trees through over-maturity.

**Action:**  
**Consideration should be given to formulating a tree strategy to**

## References

### Maps

- First edition ordnance survey map—sheet 203, 1851 (6" - 1 mile scale)
- Second edition ordnance survey map—sheet 203, 1892 (6" - 1 mile scale)
- John Warburton's map of 1720 accessed from the West Yorkshire Archaeological Advisory Service
- Thomas Jefferson's map of 1775, accessed from the West Yorkshire Archaeological Archive Service

### Internet sources

- "An Account of the Number of the Inhabitants in the Township of Horsforth taken in October 1795" from <http://www.genuki.org.uk/big/eng/YKS/Misc/Transcriptions/WRY/HorsforthCensus1795.html> (accessed 08/05/08 at 09.18am)
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- [Www.leodis.org](http://www.leodis.org) for all historic photographs

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- Dickinson, G.C. (1995) "Horsforth 1906: Yorkshire sheet 202.11" Old Ordnance Survey Maps – Horsforth 1906
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- West Yorkshire Archaeological Advisory Service (WYAS).
- Horsforth Civic Society

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## Where to find out more

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

In addition, much information is available on other websites:

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

## Local Interest Groups

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

- *Horsforth Civic Society*, contact Sheila Barlow 0113 2585748

- *Horsforth Village Historical Society*, contact Rosemary Archdale 0113 2582120
- *Friends of Hall Park*, contact Julie Wadsworth 0113 22889226
- *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)

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# Finding Out More

## What is a conservation area?

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

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

## What does conservation area status mean?

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

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

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

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

## What is the purpose of this appraisal?

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

It provides a clear understanding of the special interest of the conservation area by:

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

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

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

## Planning policy context

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

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

## Community involvement and adoption process

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

- A five week exhibition at the local library, with handout summary leaflets and access to a paper copy of the appraisal
- A presentation of the findings of the appraisal was given at a public meeting
- Identified stakeholders and interested parties will be directly notified
- The appraisal was made available through the Council's website
- The consultation was advertised with local press coverage and a leaflet drop to all residences in the conservation area.

The consultation responses were evaluated and the appraisal was amended in light of comments received. This document was finally approved by Leeds City Council in November 2008. It was formally endorsed by the Planning Board at the meeting in October 2008. The appraisal will be a material consideration when applications for change within the conservation area or its setting are considered by the Council.