



Thorp Arch 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.

Thorp Arch

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions 28 September 2009

Introduction

Summary of Special Interest

Thorp Arch is a small village lying in the north-east corner of the Leeds district, three miles from Wetherby. The settlement has a long history and retains its medieval toft-and-croft plan form along much of the length of the main village street. As an estate village, wholly owned by the Thorp Hall estate until the early 20th century, the character of the built environment has been strongly influenced by the standard design of estate cottages built in the 19th century. The majority of buildings in the conservation area are constructed of locally-quarried magnesian limestone and the ubiquity of this building material gives a sense of unity to the settlement.



The former laundry building at Thorp Hall, now converted to residential accommodation.

Summary of Issues

Thorp Arch retains a strong historic character and its medieval plan form largely survives into the present day. Magnesian limestone remains the predominant building material in the settlement and many buildings retain their original timber doors and windows. However, as few buildings in the settlement are listed, architectural details such as doors and windows are not protected from removal or alteration and there is a high risk that their survival will be degraded over time. The extension of estate cottages in ways which disrupt the symmetry of their design also risks diluting the strong character of the village core.



The war memorial acts as a focal point at the bottom of The Village.



Map of 1894 overlying the modern Ordnance Survey map.



Salt Lane, the historic track to the ford across the river, which became largely redundant after the building of the bridge in 1770.



The old manor house overlooking the village green.

Assessing the Special Interest

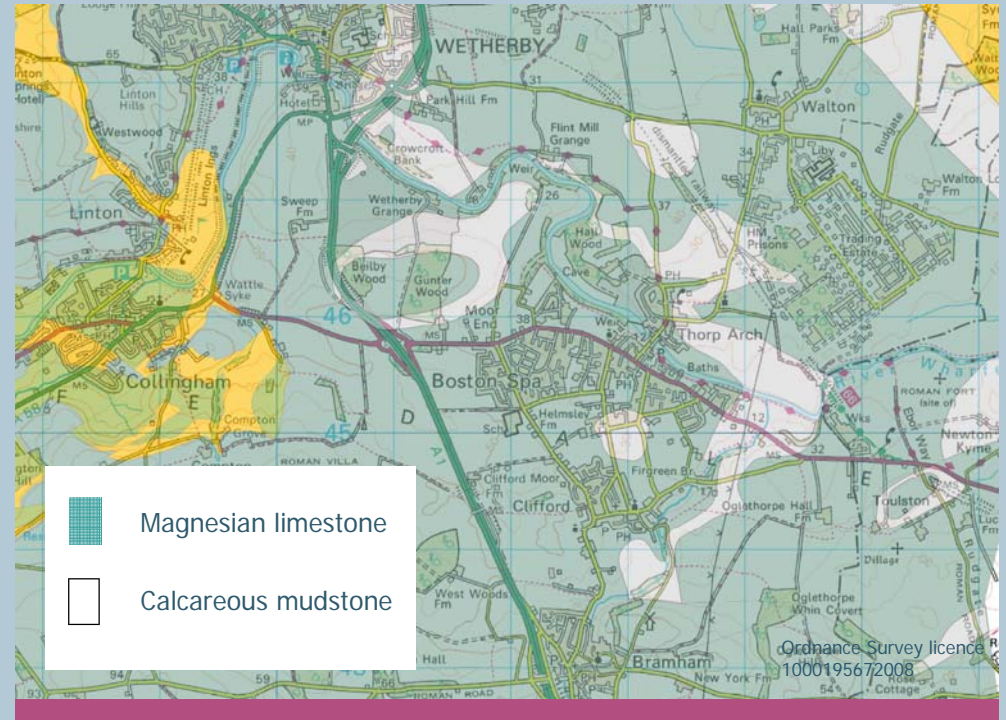
Location and setting

Thorp Arch is a small village in the north-east corner of the Leeds district, three miles south-east of Wetherby and north-west of Tadcaster. The village lies on the north side of a wooded river gorge through which the River Wharfe meanders. The surrounding landscape is formed of gently rolling, predominantly arable farmland, with large fields bordered by low gapped hedges with occasional hedgerow trees. Thorp Arch is closely connected with Boston Spa, an 18th century spa resort which lies on the south side of the river.

General character and plan form

The character of Thorp Arch is heavily influenced by the paired 19th-century estate cottages which line the main street (know as The Village) running north from the village green. The homogeneity of their design is a key element of the general character of the settlement.

The plan form of the village owes much to the medieval layout of the settlement. The historic pattern of tofts and crofts can still be traced along the main village street, and the termination of the street in a village green edged by cottages is also typical of this plan type. The siting of the church away from the village centre is unusual and the reason for the separation is not known for sure.

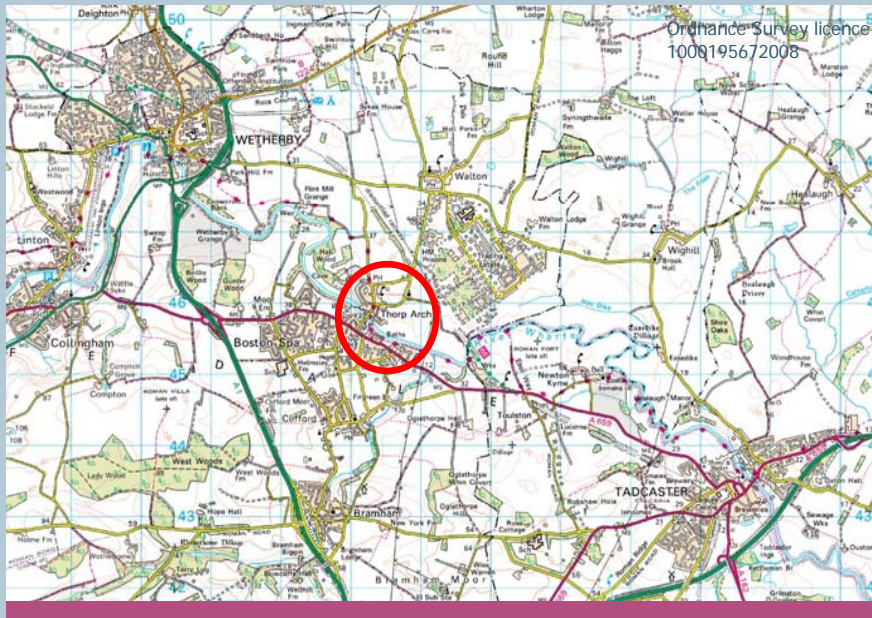


Solid Geology of Thorp Arch

Geology, topography and landscape setting

Thorp Arch lies on the Southern Magnesian Limestone ridge, a narrow belt of Permian limestone which runs north-south from North Yorkshire to north Nottinghamshire. Magnesian limestone is a fine-grained stone much used in the construction of high-status buildings, including Fountains Abbey. It is also the predominant building material in Thorp Arch. Small deposits of calcareous mudstone flank the north and east of Thorp Arch village. The soils are generally mineral-rich and well-drained, making them well suited to arable crop production. The free-

draining nature of limestone pasture also makes it suitable for thoroughbred horses, a characteristic which was exploited during the 18th and 19th centuries. The landscape is gently undulating, marking a transition between the Vale of York to the east and the Pennine fringe to the west. Fields are generally large, bounded by low thorn hedges with few large hedgerow trees. The River Wharfe cuts a shallow gorge through this undulating landscape and its tree-lined banks provide picturesque enclosed views which have been celebrated since the 18th century.



Location of Thorp Arch, between Tadcaster and Wetherby.

Origins and Evolution

The village of 'Torp' (Thorp Arch) is much older than neighbouring Boston Spa. The word Torp comes from the Danish word meaning hamlet. After the Norman Conquest in 1066, the settlement was granted to a Norman, Osbern de Arches, whose surname was subsequently incorporated into the place name. 'Thorp Arch' is therefore an amalgamation of Danish and Norman influence.

Prehistoric and Roman

Aerial photographs showing cropmarks of archaeological significance to the immediate west of the village indicate extensive activity in the area in the Iron Age and Roman periods (c.800 BC – 400 AD). A Roman presence in the area is corroborated by the discovery of a hoard of silver coins, along with a couple of single coins.



A thatched cottage on The Village, replaced at the turn of the 20th century with a pair of two-storey estate cottages.

Norman

'Torp' (Thorp Arch) was mentioned in the Domesday Book of 1086. Prior to 1066 Torp was made up of three manors held by three landowners. After the Conquest in 1066, the three manors passed to Osbern de Arches, whose surname originated from 'Arques' in Normandy.

The Domesday Book recorded a church, a priest and the site of a mill at Thorp Arch. The earliest structural evidence present in the current church building dates from the mid 12th century, but it is likely to be the site of the earlier Saxon church. A pre-Conquest cross-shaft which is built into the west wall of the south porch of the church, coupled with the fact that the church was built about a quarter of a mile from the village, could suggest that the church was built upon a site of prior religious interest. The location of the parish church away from the associated settlement is unusual, as a church normally provided a focal point within a village. It is thought that its location on the highest small hill in the area may also be significant.

A substantial residence must have existed for Osbern de Arches, who became the High Sheriff of Yorkshire in 1100 AD. Thorp Arch was his most important manor so it is entirely plausible that such a residence could have existed here. However, in the absence of archaeological evidence, the only indication of any manorial site is given by the 1st edition Ordnance Survey map of 1846-7, which marks the

'site of the Castle of the de Arches' at the western end of Thorp Arch village green. This would have been an excellent site for a castle as it overlooked the river and the ancient ford. A house was built on the site in the 1960s and some foundations which may have related to the castle were found when constructing the adjacent garage; however these could have related to a 19th century stone water tower which stood in the area.

Medieval

The medieval village of Thorp Arch was made up of farmsteads and cottages lining a single street which terminated in a village green. The green was flanked by farms and cottages and dominated at one end by a manor house. Early 19th century maps confirm the existence of at least two surviving farmsteads around the green; two other farms on The Village survived until the mid-20th century. The outline of the early medieval toft-and-croft layout of the village can be easily seen on the Ordnance Survey map of 1847, along with traces of the historic open field system. Ridge-and-furrow earthworks are visible on the pasture to the east of the village, indicating historic use as arable land ploughed along the same courses over a long period. A few medieval artefacts have been found close to Thorp Arch, including a 13-14th century folding strap clasp of unusual design, and a cast copper alloy seal matrix and cast copper alloy disc-shaped token, both dating from between 1400 and 1550.

Post-medieval

To the east of Thorp Arch Hall, the remains of lime kilns can be traced close to the river bank. These were used to convert quarried limestone into lime for use in mortar and plaster.

The remains of a post-medieval village pound can still be traced in the grounds of Park Cottage, complete with rings for tethering animals set into its stone walls.

Thorp Arch Mills are a group of water-powered mills with origins in the medieval period, which were converted to residential dwellings in the early 1990s. The earliest building on the site is a Grade II listed 17th-century water mill. It is thought that this mill stands on the site of the former group of manorial mills first mentioned in 1301, which have not survived themselves, but ancient watercourses exist beneath the 17th century buildings. This may also be the site of the mill mentioned in the Domesday Book in 1086.



A photograph of the pinfold on the green taken in 1915. (copyright Leodis)

Historic Development

18th and 19th Century

At the beginning of the 18th century the manor of Thorp Arch was owned by Lady Elizabeth Hastings, the famous Yorkshire benefactress. The manor was sold on her death in 1739 and the proceeds of the sale created the Lady Elizabeth Hastings Trust, formed to continue Lady Betty's charitable works in perpetuity. The Trust had three areas of interest: education, the church, and grants to the poor.

William Gossip purchased the estate and lordship of Thorp Arch in 1748. He commissioned John Carr, a 27-year-old architect from York who went on to become one of the foremost architects of his generation, to build him a new house suitable for his newly elevated social position. Carr worked closely with William and Joseph Tait, masons from Boston Spa, on the construction of



Thorp Arch Hall, built 1750-53 by John Carr and listed Grade II*. Carr also designed the nearby stable buildings, which are now part of Thorp Hall Farm.

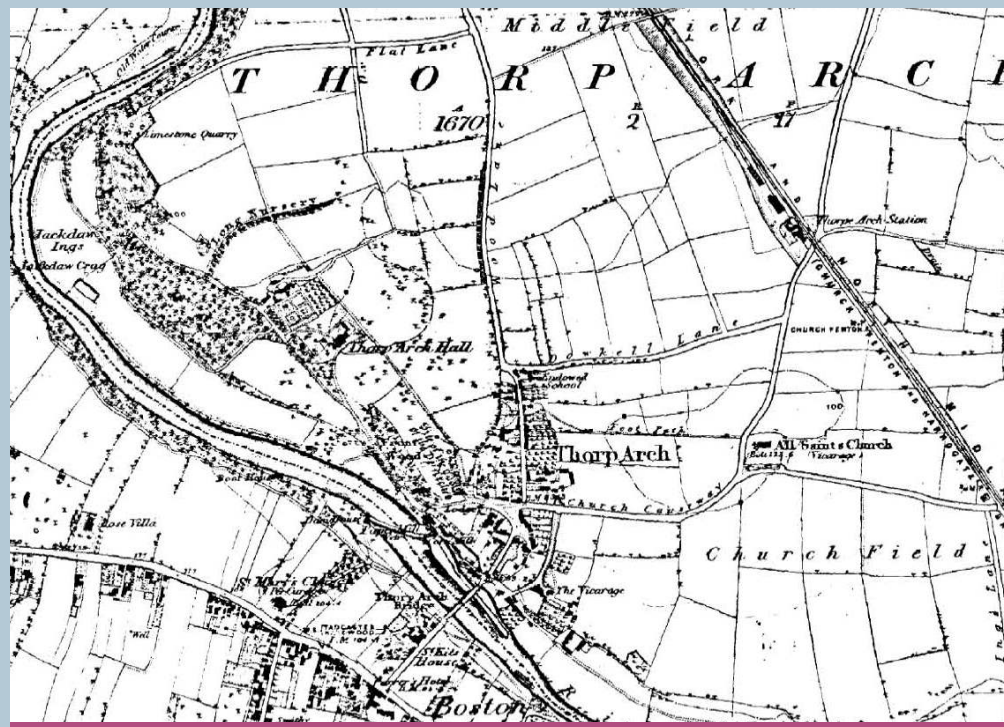
Thorp Arch Hall, and completed the building in 1753. The Tait's were instrumental in the development of Boston Spa and opened the Royal Hotel in 1753. The Gossip family married into the Hatfield family, who still have landholding interests in the village.

Thorp Arch bridge was built in 1770 to replace a ford which crossed the river between Salt Lane in Thorp Arch and Holgate Lane in Boston Spa. The new bridge connected Thorp Arch with the main turnpike road between Tadcaster and Harewood and ensured that the village was no longer isolated when the river was in flood and the ford impassable.

The Lady Elizabeth Hastings school was built in 1836 to educate children of the parish. The school catered for the needs of the local agricultural economy and secondary education was not provided.

The railway came to Thorp Arch in 1847. A year later, five trains a day ran in each direction to Wetherby and Tadcaster, but this fell to three a day in 1850. A five-times daily service had resumed by 1880.

Thorp Arch Grange was built in 1855 by a Mr. Hiley to accommodate a private school for boys. Mr Hiley's son Richard took his place as headmaster in 1866 and continued in post until 1889. After this date the school was taken over by the County Council and became a Certified Industrial school for girls in trouble with the law. It continued as such until 1935.



Ordnance Survey 1st Edition 1849



Most of the estate cottages on The Village were re-built in their current form between 1850 and 1910.



Thorp Arch Bridge, built 1770 and listed Grade II.

Origins and Evolution

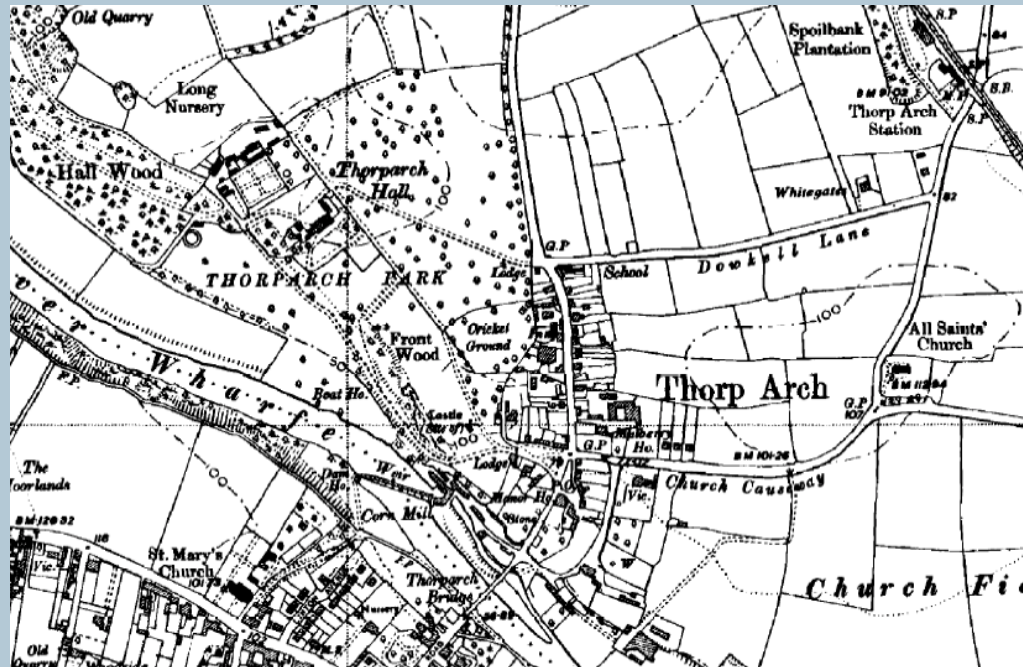
20th Century

The few remaining thatched cottages in the village were replaced at the beginning of the 20th century. Photographs survive of a thatched cottage on the corner of the Green, which was replaced by 1909 with a pair of estate cottages. It is significant that despite being constructed many decades after the paired cottages lining The Village, this building bears many similarities to the earlier cottages.

In the 1930s it was recorded that any child from the village school who passed the entrance examination for Tadcaster Grammar School would have their school fees paid by the Lady Elizabeth Hastings Educational Trust on the condition that the child continued to receive good school reports. Thorp Arch Grange remained a certified school for girls until 1935, when it became a boys' borstal. This finally closed in the 1990s when the site became a training academy for Leeds United Football Club.

The status of Thorp Arch as a closed estate village ended in 1938 with the sale of one acre of land east of Mulberry Farm for the construction of three houses. These were the first houses in Thorp Arch whose freehold was not owned by the estate.

World War II brought great changes to Thorp Arch parish. A large site to the east of the railway station was selected



Ordnance Survey published in 1952



These detached houses were the first freehold properties built in the 20th century.



The 1970s Thorp Arch Park is characterised by mature specimen planting and detached houses set back from the road.

for the construction of a munitions factory. Construction work began in 1940 and Trust Farm was demolished to make way for the factory, with all its crops destroyed as they stood in the fields. The local population was considerably swelled by the arrival of munitions workers, many of whom were billeted in local homes and hut camps in Boston Spa. A temporary RAF camp was set up around the cricket ground and an air raid shelter was constructed at Mulberry House Farm.

The munitions factory ceased to operate after the end of the war, but re-opened to provide arms for the Korean war. After its eventual closure in 1958 the factory site became a trading estate. The northern portion of the site became the home for the new National Lending Library for Science and Technology, which is now part of the British Library.

In 1967 part of Thorp Arch Park was sold for the construction of 43 luxury houses, almost doubling the size of the village. Two of the three village farms, Mulberry Farm and Pear Tree Farm, were also developed for housing in the 1970s. As a consequence the village underwent dramatic change: in the course of 30 years from 1945 it developed from a rural working-class village consisting of 47 estate-owned cottages tenanted by agricultural labourers and small businessmen, to a village of over 100 houses, approximately 60 of which were owned freehold and inhabited by affluent middle-class professionals who travelled daily to work in nearby towns and cities.

Character Analysis

Spatial Analysis

Settlement form

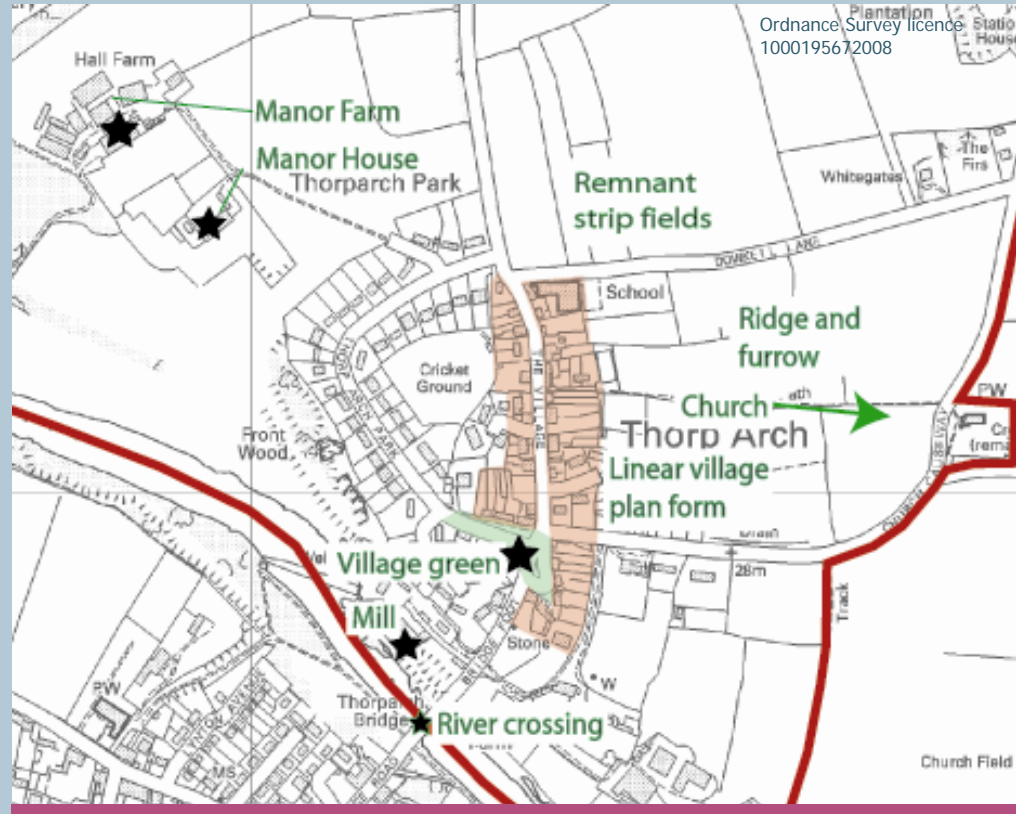
Thorp Arch's settlement form is typical of a medieval planned village, with houses laid out in a linear pattern along the principal road terminating in a village green. Roads lead from the green south to the river crossing and mill and east towards the parish church, which lies about half a mile outside the village. Ridge-and-furrow archaeological features can be seen in the fields between the village and the church, and the remnants of the medieval strip field system can be traced in the fields north of the village.

Activity and grain

The built environment is fine-grained, with houses set in rectangular plots running back from the roads. In the historic village core, houses are generally set at the front of their plots whereas in the 20th-century developments houses are set back from the road. Activity levels are generally



A view upstream towards Thorp Hall Park.



Thorp Arch, showing key features of the historic plan form.

low. The Village shows the highest levels of activity, with houses addressing the street frontage and the school and the pub acting as focal points. Activity levels are extremely low elsewhere in the conservation area, in keeping with its peaceful rural character.

Character of spaces and greenscape

Much of the conservation area is made up of undeveloped land, notably between the village and the church and Thorp Hall park. The character of these spaces is predominantly agricultural,

Low hedges give a sense of enclosure while not inhibiting long views. The character of the open spaces along the river is quite different: enclosed, dominated by mature trees, with linear views within the river corridor.

Within the village, the green provides a focal point and a sense of arrival. A row of cherry trees along the northern side of the green is a positive feature. The war memorial lies at the top of the green and acts as a terminating landmark for The Village. It is backed by tall mature trees.

The late-20th-century Thorp Arch Park development has a distinct character, dominated by mature gardens and specimen planting. Houses are set well back from the road and garden walls are low, leading the character of the space to be dominated by greenscape. Some mature beech trees, formerly part of the beech avenue through the park to Thorp Hall, increase the sense of a mature green environment.

The parkland associated with Thorp Arch Hall retains much of its 19th century character, with well-spaced specimen trees punctuating an expanse of grazing land around the Hall. Managed grazing of the park and maintenance of the perimeter walls and blocks of woodland has ensured the survival of the parkland character.



Cherry trees on the village green

Character Analysis

Built Environment

Architectural characteristics

The historic buildings in Thorp Arch can be characterised by their simple architectural forms using the vernacular of the 18th and 19th centuries. Their design is uncluttered, with little architectural ornament and no use of exterior mouldings. Windows are predominantly hung sash multi-pane windows with the timber painted white. The few top-opening casement windows which exist are out of keeping with the character of the conservation area.

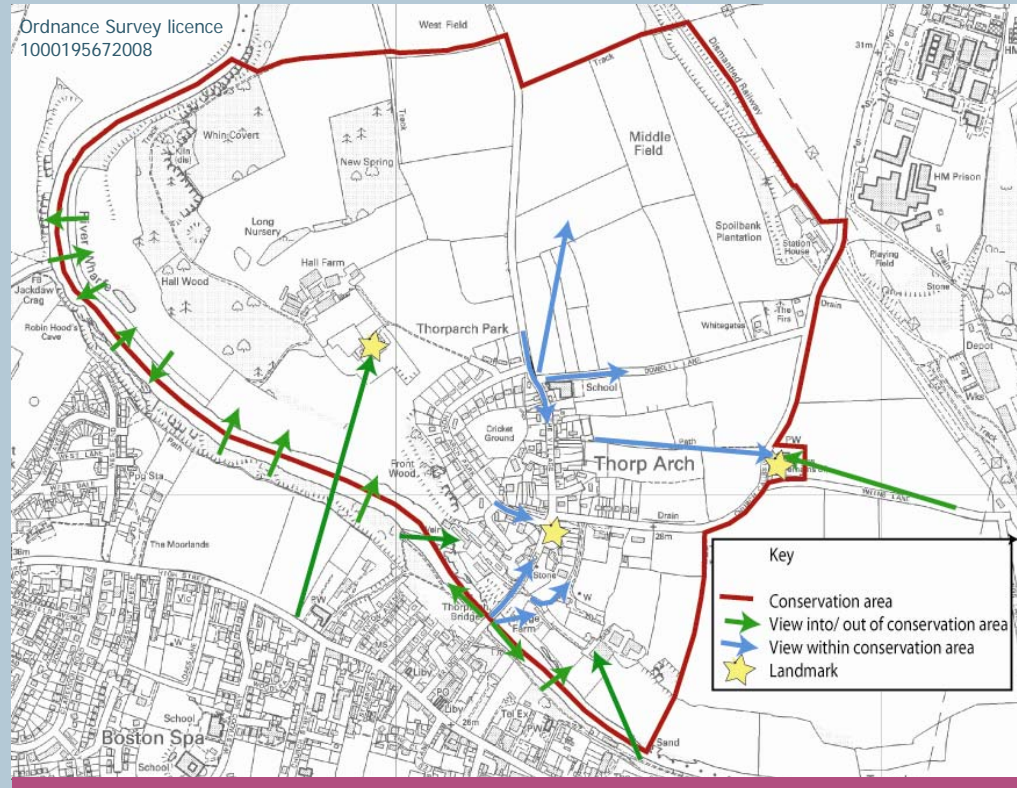
The symmetrical design of the paired estate cottages on The Village is an important architectural characteristic. The chimney stacks of these cottages punctuate views along the street and make a significant contribution to the streetscene. Dormers do not sit well in the street, interrupting the historic roof profiles and detracting from the strong visual impact of the chimney stacks.

Materials

Locally-quarried magnesian limestone is the predominant building material, with roofs of natural slate. Some pantiles survive on outbuildings and these should be retained where possible.

Local details

As mentioned elsewhere, the chimneys on the estate cottages are an important local detail, particularly those on the mid-19th-century cottages, with a group



Key views and landmarks in the conservation area.

of six octagonal chimney stacks on each roof. Chimneys should not be removed from buildings in the conservation area and should be kept in good repair to avoid structural problems. The estate cottages built around the turn of the 20th century have decorative bargeboards which should also be retained and kept in good repair.

Limestone boundary walls are a ubiquitous feature of settlements in the locality, constructed of locally-quarried coursed stone and pointed in lime

mortar. The gradual weathering of the walls over time adds to their charm.

Landmarks

The tower of the parish church is a key landmark which can be glimpsed from various points in the conservation area. The war memorial on the green acts as a more subtle landmark, marking the heart of the settlement and terminating views south down The Village. Thorp Arch Hall is another subtle landmark which acts as a focal point for long views into the conservation area from the south.

Key views and vistas

Key views into and within the conservation area are shown on the map (left). Views into the conservation area from the south bank of the river are important, particularly views toward Bridge Farm and into Thorp Arch Hall Park. The open rural views looking out from the village are also particularly valued and reinforce the rural character of the settlement.

The linear nature of the settlement pattern offers progressive views leading towards the focal point of the village green. The slight curve of The Village, reinforced by the placing of the buildings, leads the eye along the road. This sense of progression is also strong on Bridge Road, where again the curve of the road and the slope draw the observer to progress along the road.



Glimpsed views of All Saints Church are important in the conservation area.

Character Analysis

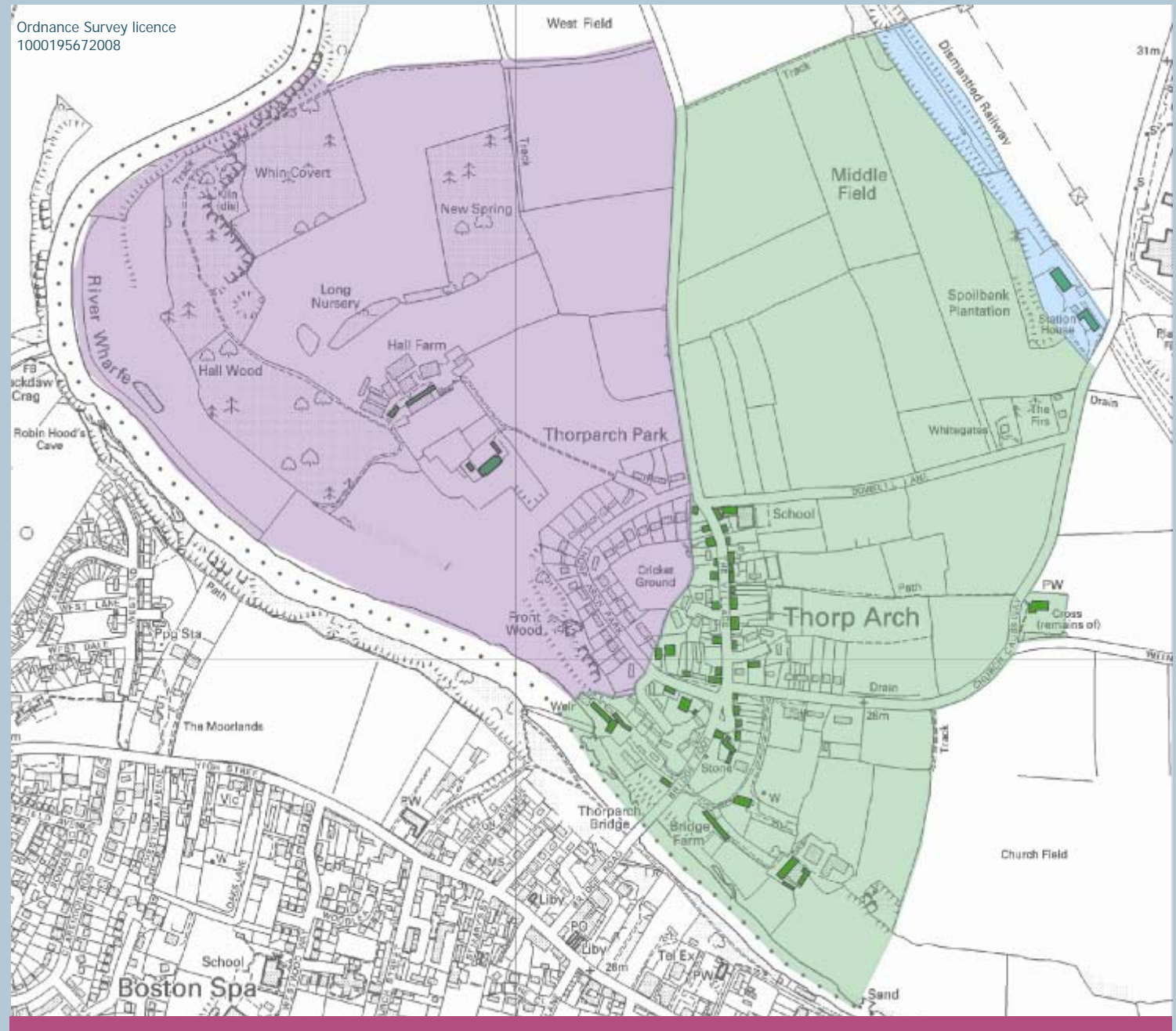
Character Areas

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

Positive buildings

Within the separate character areas, buildings are coloured to show the contribution they make to the conservation area. The buildings coloured green on the map 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



Conservation area showing the three character areas and positive buildings.

Character Analysis

Character area 1– historic village and field pattern

Thorp Arch village retains its historic layout of house, croft and toft either side of a road which widens at one end to form a green. The remnant of a medieval strip field system also survives to the north and east of the village.

Key characteristics:

- Linear pattern of plots running back from The Village.
- Buildings address the street frontage.
- Uniform palette of local Magnesian limestone and natural slate.
- Regular, simple window pattern.
- Prominent chimneys and few dormers.
- Visible evidence of historic strip fields.

Key ways to retain character:

- Avoid extensions which harm the symmetry and simplicity of design of cottages.
- Retain the uniform palette of building materials.
- Retain existing timber windows and doors, and encourage the replacement of existing uPVC windows with painted timber windows of appropriate design as opportunity arises.



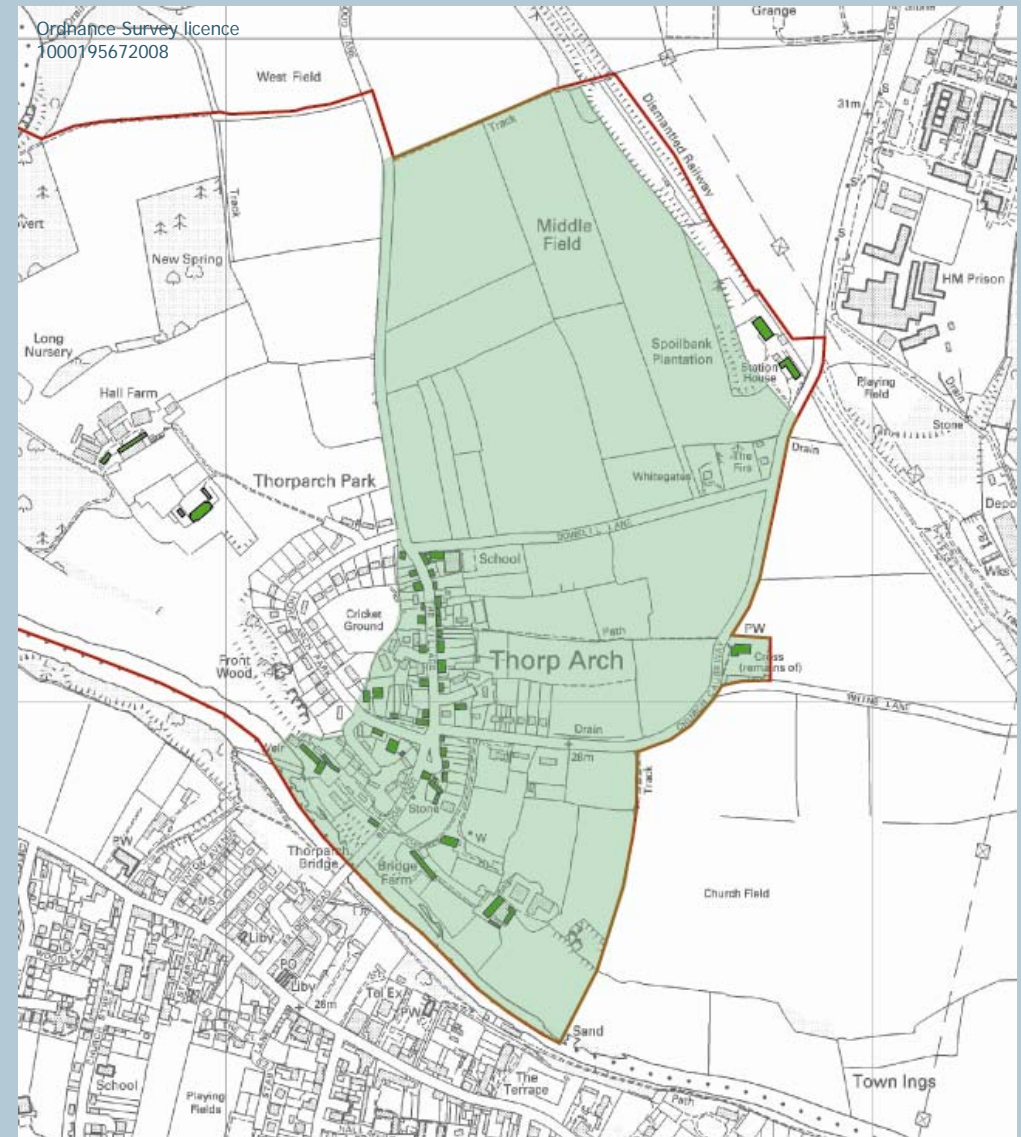
The historic pattern of house, croft and toft survives along The Village and gives a distinctive character to the layout.



Bridge Farm's large barn is a particularly important but unlisted building in the conservation area.



The rural setting of the village is a key element of its character, as seen here looking north from The Village.



Character area 1—historic village and field pattern. Note the pattern of remnant field strips in Middle Field and the tofts (house enclosures) and crofts (long garden plots) stretching back from the east side of The Village and Bridge Road.

Character Analysis

Character area 2—Thorp Arch Hall and Park

Thorp Arch Hall was designed and built by John Carr when he was just 27. The Hall and two ancillary stable buildings, also designed by Carr, are listed for their architectural and historic importance. The Hall was surrounded by landscaped parkland which provided riverside walks and enhanced views of the house. The remnants of the 19th century park survive in part around the Hall and enhance its setting.

Key characteristics:

- Mid-18th century buildings designed by John Carr.
- Informal landscaped parkland around the Hall.
- Riverside views and walks.
- 1970s development dominated by mature gardens and trees.

Key ways to retain character:

- Retain trees which are significant landscape features and plan for the gradual replacement of over-mature trees when necessary.
- Retain river views and glimpsed views of Thorp Arch Hall, both from within the character area and from Boston Spa.
- Protect the setting of the listed buildings.
- Retain the scale and “leafy” character of the 1970s development.



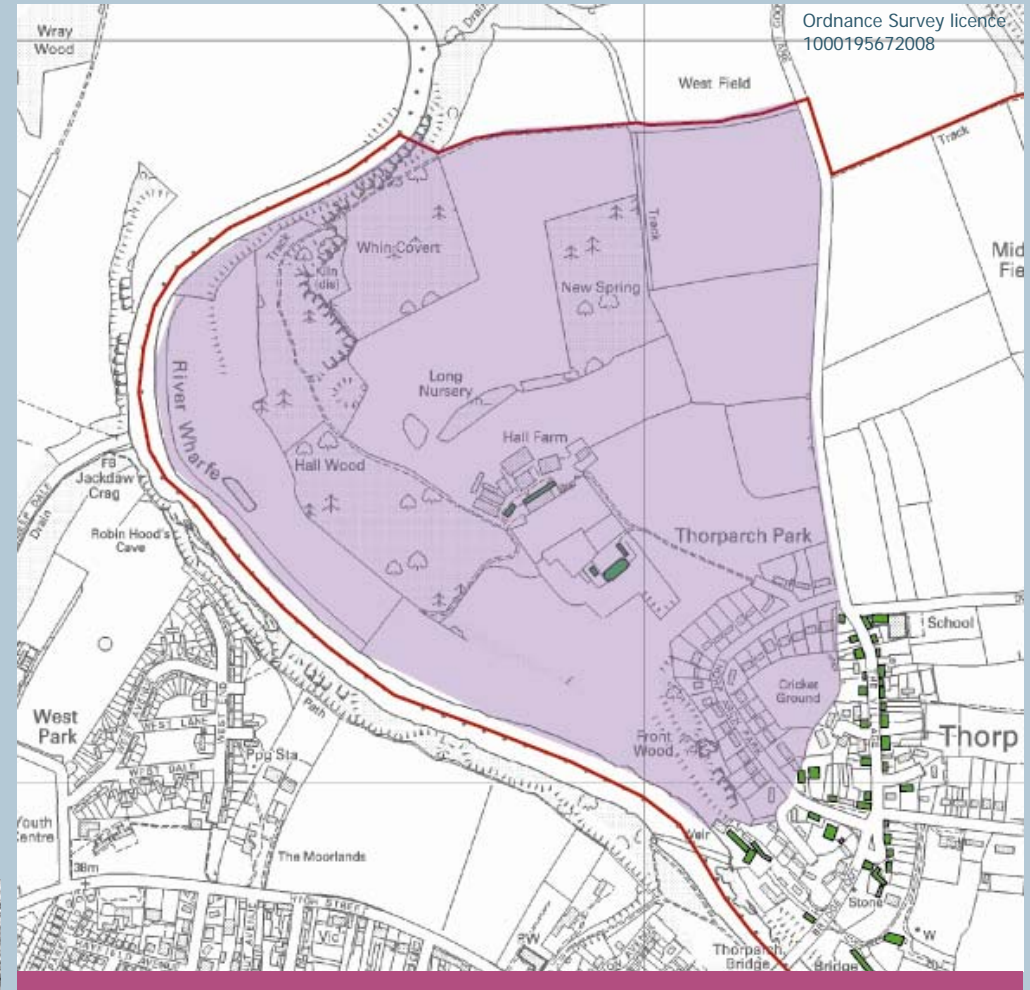
Thorp Arch Hall, its walled garden and 18th century stable buildings are important features in the landscape and listed Grade II*.



1970s Thorp Arch Park, while out of character with the rest of the conservation area, has developed a distinctive mature greenscape .



Managed parkland around Thorp Arch Hall.



Character area 2—Thorp Arch Hall and Park.

Character Analysis

Character area 3– railway station

The railway station opened in 1847 and served both Thorp Arch and Boston Spa. Although the station is situated half a mile from the village it played an important part in the history of the village. The railway station and station master's house are now a private dwelling, but the platform and track bed are well preserved. The station, station house and engine shed are all listed Grade II.

Key characteristics:

- Listed railway station house and engine shed.
- Survival of platform and railway bed.
- Course of railway line either side of the station.

Key ways to retain character:

- Retain the inter-relationship of railway structures.
- Protect the setting of the station and railway bed.
- Seek opportunities to enhance the historic character of the public realm in the vicinity of the station.



The railway station in 1908 (copyright Leeds)



The railway station in 2009, now a private house.



The railway station in 2009, now a private house.



Character area 3—railway station.

Management Plan— Opportunities for management and enhancement

Thorp Arch is an attractive and thriving village. In conjunction with the Village Design Statement (adopted by Leeds City Council as supplementary planning guidance) this management plan sets out a number of principles to guide any future changes in the conservation area. Positive conservation management will ensure the ongoing protection of the village's special character.



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 of the village, while at the same time being distinctly of the 21st century and addressing contemporary issues such as sustainability.

Successful new development in historic areas should:

- 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
- Respect historic boundary walls and retain historic garden plots
- 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.

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

Protect surviving historic architectural forms

As a result of the limited listed building coverage in the settlement, there has been some incremental loss of traditional architectural detailing in the conservation area. Replacement of windows and doors with inappropriate materials and designs is a negative feature that affects both individual buildings and the wider streetscape. Cumulative change is particularly noticeable in the estate cottages where the original uniformity has been somewhat weakened. Retention of chimneys and original painted timber windows is particularly important in retaining the historic character of the area.

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



Retention of original windows and doors enhances the building as well as the streetscene.

Extensions to estate cottages

The paired estate cottages which line The Village are important to the character of Thorp Arch. There are two designs, indicating date of construction, but they are unified by their simple symmetrical design, prominent grouped chimneys and use of magnesian limestone and natural slate. The earlier cottages have arched gable windows and octagonal chimney tops, while the later cottages have decorative barge boards and plain brick chimneys. Their symmetry and architectural features should be retained.

Action:
Any extensions to estate cottages must not disrupt the symmetry or characteristic features of the buildings. Any extensions which do not enhance the character of the conservation area should be resisted.



The simplicity and symmetry of the estate cottages is essential to their historic character.

Examples of opportunities for enhancement of the conservation area

Protect archaeological remains

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

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



The mill site has been occupied since the 11th century. This converted building mainly dates from the 19th century.

Infill development

A number of buildings in the conservation area lie in sizeable plots. Infill development which would harm the character of the conservation area by disrupting the relationship between existing buildings and the spaces around them should be resisted. Intensification of development which would disrupt the character of the conservation area should also be resisted. The scale, massing and proportion of buildings as well as the spaces between them are important in retaining the character of the conservation area.

Action:
Any development proposing the infill of a site, or the subdivision of a plot, should respond to the scale, massing, layout and distribution of positive structures within the conservation area. The historic toft-and-croft plan should be respected.



The regular rhythm of cottages along The Village should not be disrupted by infill development.

Development affecting the setting of the conservation area

Thorp Arch's rural setting makes a significant contribution to its character. Any future development affecting the setting of the conservation area should have regard to views into and out of the conservation area, the setting of positive buildings and the character of the landscape. Appropriate design, materials and layout should be used in any development adjacent to the conservation area.

Action:
The impact of development on the character and appearance of the conservation area should be considered. This applies equally to development outside the conservation area if it is likely to affect the setting of the conservation area.



The open agricultural landscape surrounding the village contributes to the character of the conservation area.

Boundary Treatments

Magnesian limestone boundary walls, pointed in lime mortar, are a positive feature of Thorp Arch. Existing walls above 1 metre next to a road, or 2 metres elsewhere, are protected from demolition in the conservation area. Any new boundary walls in the conservation area should be constructed of appropriately-coloured limestone and be of appropriate height and coursing to fit well with existing walls.

Action:
Stone boundary walls which make a positive contribution to the conservation area will be retained. New boundary treatments should fit with the character of existing boundary walls and should be constructed from matching limestone.



Magnesian limestone boundary walls are important in the conservation area.

Examples of opportunities for enhancement of the conservation area



Tree management

Trees make an important contribution to the character of the conservation area, particularly in character area two where a number of trees are protected by preservation orders. Conservation area designation affords some degree of protection to mature trees. Leeds City Council must be notified of any proposal to fell or lop a mature tree in the conservation area. Consideration should be given to ensuring continued tree cover in the future by planning for the succession of over-mature trees.

Action: Mature trees which make a positive contribution to the character of the conservation area should be retained whenever possible. Opportunities should be taken as appropriate to plant young trees to ensure the continued existence of large trees in the future.



Mature trees form an important element of Thorp Arch's character.

Street lighting

The street lights in Thorp Arch are due to be renewed from 2009. Lighting columns in the conservation area should respect the setting of historic buildings and should not harm the character of the conservation area. Lighting columns should not be over-dominant and ideally would rise to the eaves height of adjacent buildings. Lighting columns should be set at the back of the footway in order to minimise pavement clutter.

Action: New street lights in Thorp Arch should respect the setting of historic buildings and the proportions of the buildings in the conservation area. Over-dominant lighting columns should be avoided.



New street lighting should seek to enhance the streetscene.

Public realm

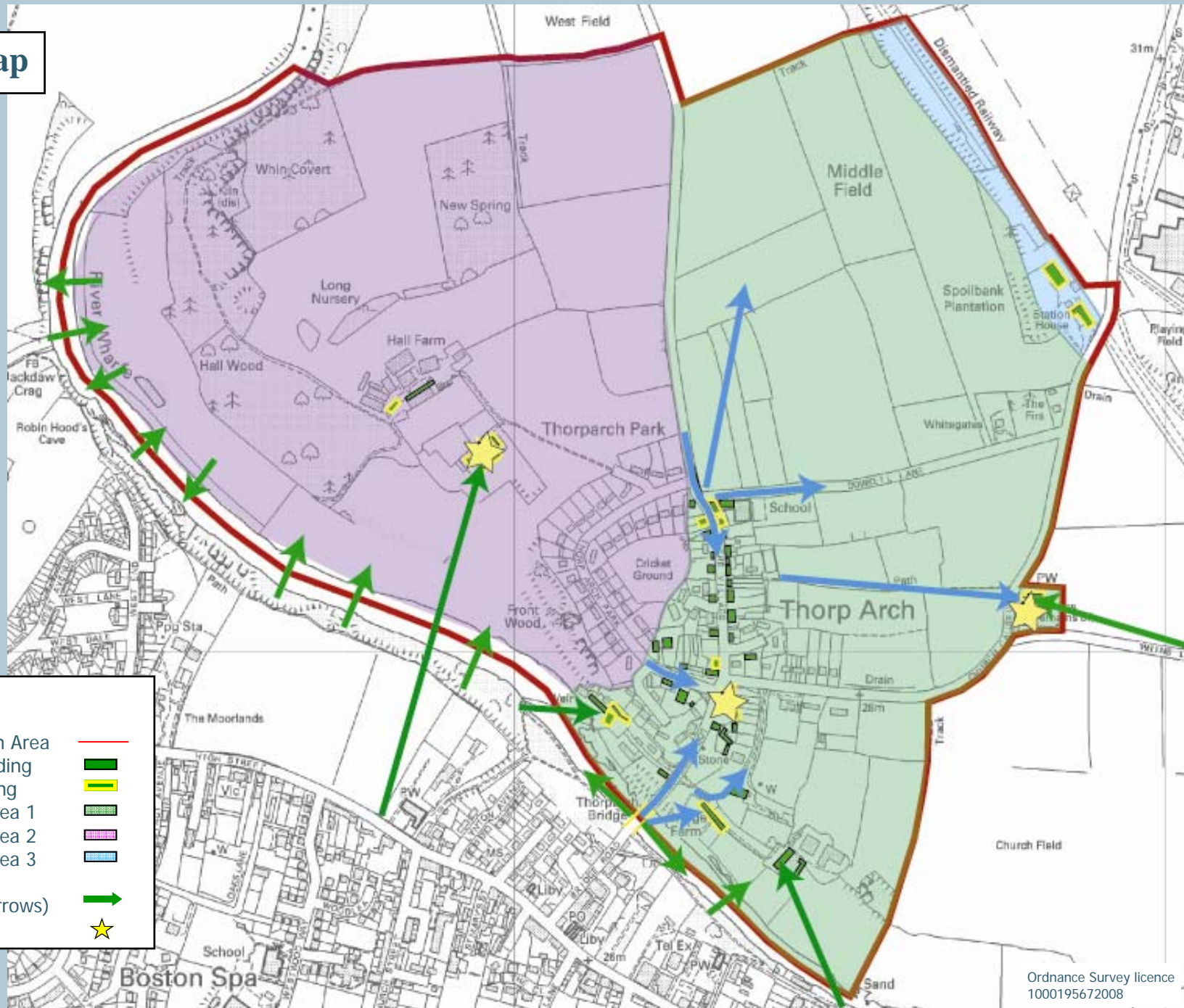
Thorp Arch's character as a rural village should be respected in the provision of any future public realm enhancements. The design of items of street furniture such as litter bins, benches and bus shelters should be appropriate for the character of the conservation area. The design and siting of road signs should not detract from the character of the conservation area. The use of high-visibility backing boards is not generally appropriate in the conservation area and, as at present, road lining should be kept to a minimum. Regard should be had to current "Streets for All" guidance jointly published by English Heritage and the Department for Transport.

Action: The siting and design of road signs and street furniture and the use of surfacing materials should have regard to current "Streets for All" guidance.



Over-sized backing boards should not be placed where they will detract from key views and historic features.

Key map



Key	
Conservation Area	
Positive building	
Listed building	
Character area 1	
Character area 2	
Character area 3	
Key view	
(all colour arrows)	
Landmark	

Ordnance Survey licence
100019562008

References

Publications:

- Caffyn, L. *Workers Housing in West Yorkshire 1750-1920* London 1986
- Cummings, D. *Thorp Arch: the history of a township* Otley, 1999
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18th Century gable with Diocletian motif.

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Where to find out more

Boston Spa Archaeology and Heritage Group is an active local society with a broad range of interests. Wetherby & District Historical Society is also active and has a long history of study of local historic buildings and people. A wide range of original documents, public records and books can also be found in the following locations:

- Wetherby Library (Local History Section)
- Central Library (Local & Family History Section), website: www.leeds.gov.uk/library
- West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds. website: www.archives.wyjs.org.uk
- West Yorkshire Archaeological Advisory Service, Wakefield website: www.arch.wyjs.org.uk

In addition, much information is available on other websites:

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

How to find out more about historic buildings

Leeds Central Library has a large architecture collection which includes books on historic buildings. A useful general book on understanding historic houses is *How Old is Your House?* By Pamela Cunnington (most recent publication 2002). Shire Books also publish a range of excellent short books on historic buildings.



Late 17th Century window heads on the rear elevation of the Manor House.

There are a wide range of national societies devoted to the study and conservation of historic buildings. Many of these national bodies have regional groups in Yorkshire.

- Society for the Protection of Ancient Buildings (SPAB) www.spab.org.uk. A good source of practical information about looking after buildings of all periods.
- Ancient Monuments Society www.ams.org.uk. Devoted to the study and conservation of ancient monuments, historic building and fine old craftsmanship, with a particular interest in church buildings.
- Georgian Group www.georgiangroup.org.uk Interested in the study and conservation of 18th- and early 19th-century buildings.
- Victorian Society www.victoriansociety.org.uk Interested in the appreciation and conservation of 19th and early 20th century buildings of all types.
- 20th Century Society www.c20century.org.uk Active in promoting appreciation and protection of 20th century architecture.

Adult education courses on historic buildings and/ or local history are sometimes run in the Leeds area. Check with your local provider for current information.

Finding Out More

What is a conservation area?

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

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

What does conservation area status mean?

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

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

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

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

What is the purpose of this appraisal?

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

It provides a clear understanding of the special interest of Thorp Arch by:

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

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

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

Planning policy context

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

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

Community involvement and adoption

This draft appraisal went through a public consultation process. A six week period of public consultation included:

- An exhibition at the local library, with access to a paper copy of the appraisal
- A public meeting to discuss the proposed changes
- The appraisal was made available through the Council's website
- Leaflets were delivered to all homes affected by the proposed change to the conservation area boundary.

The consultation responses were evaluated and the appraisal amended in light of comments received. This document was approved by Leeds City Council in September 2009. Once adopted, the appraisal is a material consideration when applications for change within the conservation area or its setting are considered by the Council.