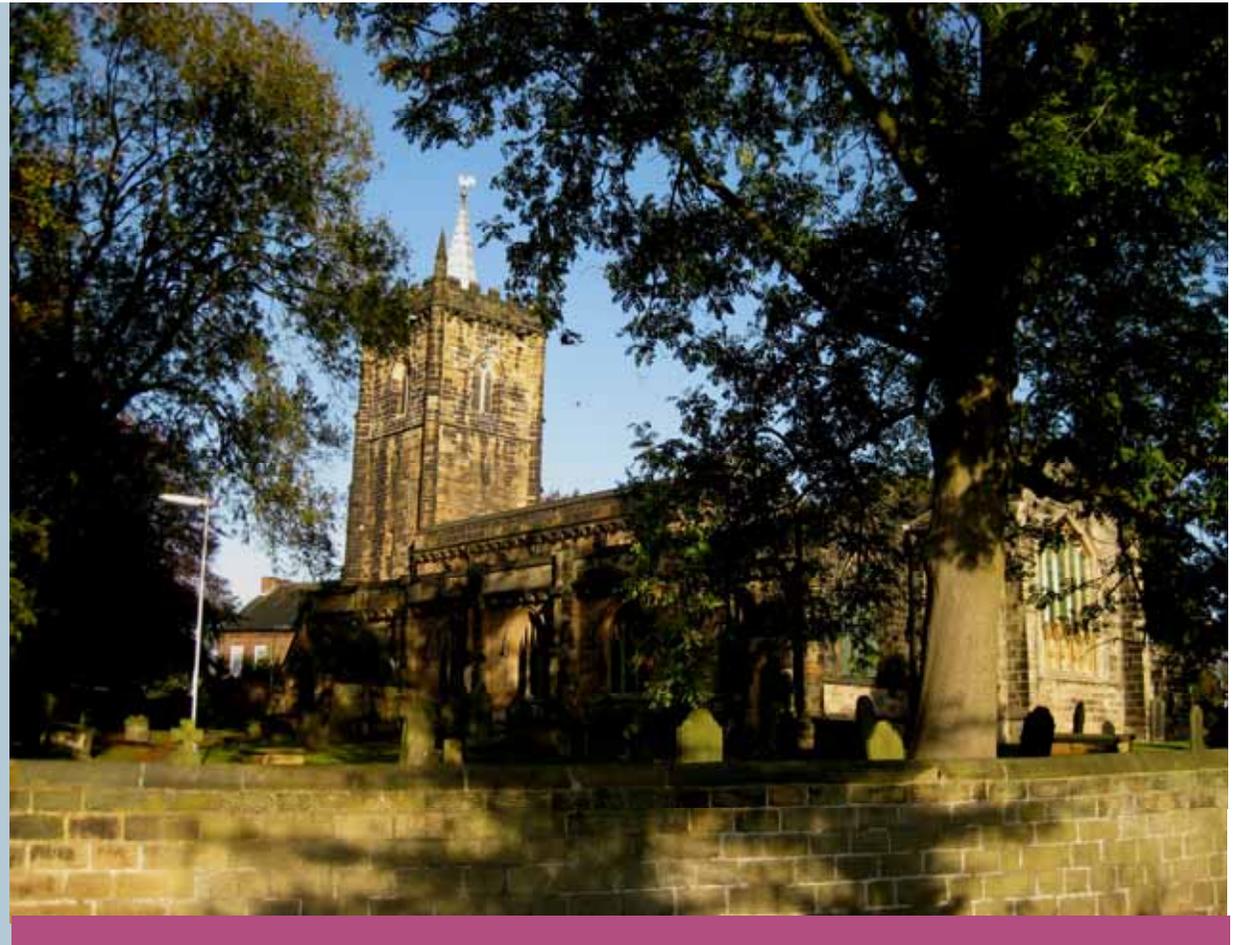




Whitkirk is a place of special character and historic interest.

This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement.



# Whitkirk

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

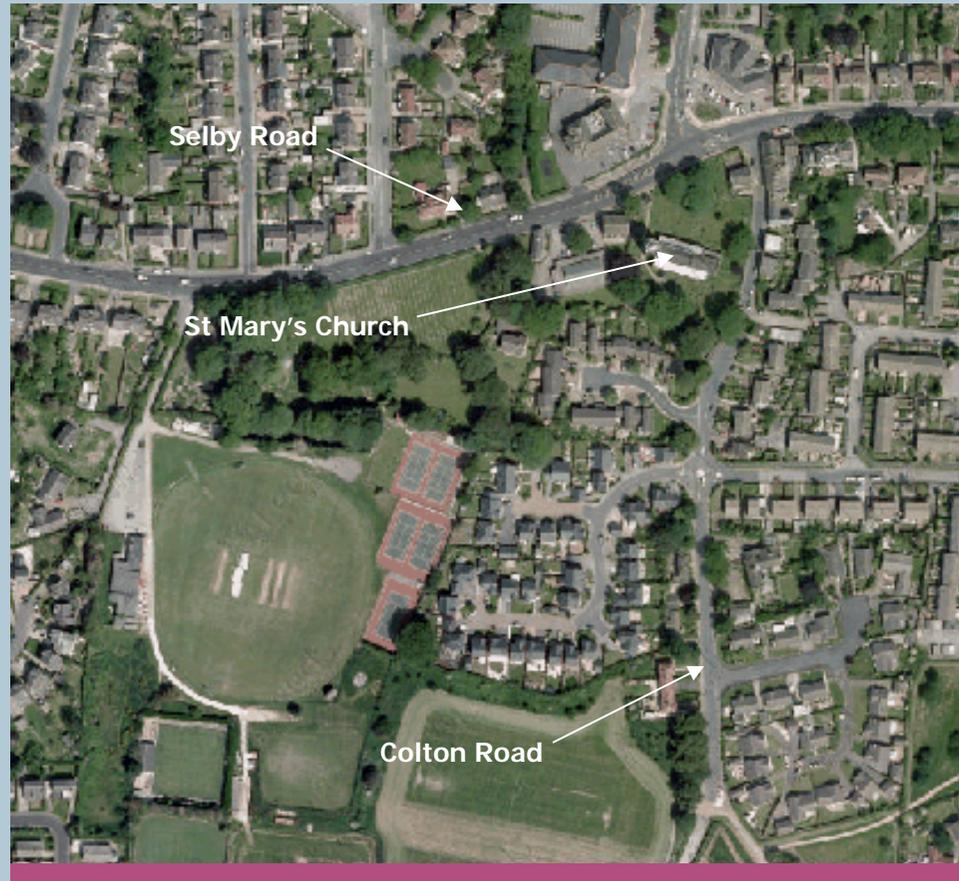
Approved as a material consideration in the determination of planning decisions-13th March 2009

## Summary of Special Interest

*Whitkirk has a long and varied history. The special interest of Whitkirk conservation area comes coupled with its historical associations, particularly its associations to Temple Newsam and the Knights Templar. The extant historic architecture within the conservation area is conspicuous from the urban suburbs that have engulfed it, forming a clear and succinct group.*

*The historic architecture in the conservation area is centred on the church and is important in establishing a gateway and northern access to the Temple Newsam estate. The tight knit group of structures around the junction of Selby Road and Colton Road date from the mid 18th to the early 19th century and are an important reminder to a phase of development which must have taken place in the area at the time.*

*The history of the area is further emphasized by its dominance of the skyline. St Mary's church is a key visual reminder to the importance of Whitkirk to the development of this area of Leeds, amplifying the impact of the area and special interest of it further.*



Aerial view of the Whitkirk conservation area

## Summary of Issues

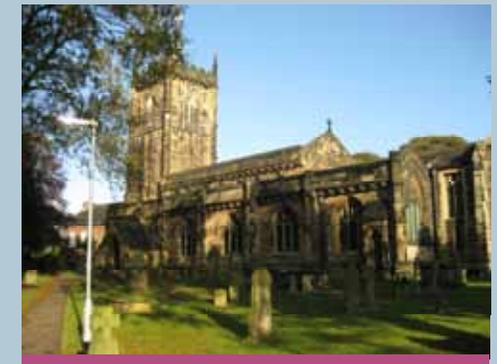
Inappropriate development within the Whitkirk conservation area led to an amendment of the boundary in 2009. This resulted in a more focussed conservation area whose character is still in need of guidance to further preserve and enhance the area.

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

- Inappropriate infill development.
- Dilapidation of visually important structures.
- Poor choice of materials on the replacement of historic features, particularly on listed buildings.
- Inappropriate development affecting important views both towards and away from the Whitkirk conservation area.



View looking north up Colton Road



St Mary's Church

## Extent of the conservation area

This conservation area in Whitkirk was reviewed and modified with it being approved and coming into effect as a material consideration for planning decisions on 16th March 2009. The review 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 September and December 2008.

Current guidance states that conservation area boundaries must be clearly based on analysis of the architectural and historic character of the area. For this reason any boundary 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.

Whitkirk's history began as an independent settlement which was completely absorbed into the greater urban area of Leeds in the middle of the last century. Many of the features of the conservation area's long history are apparent today but are too few in number and not dominant enough to

ensure its independence from much of the suburbs around it.

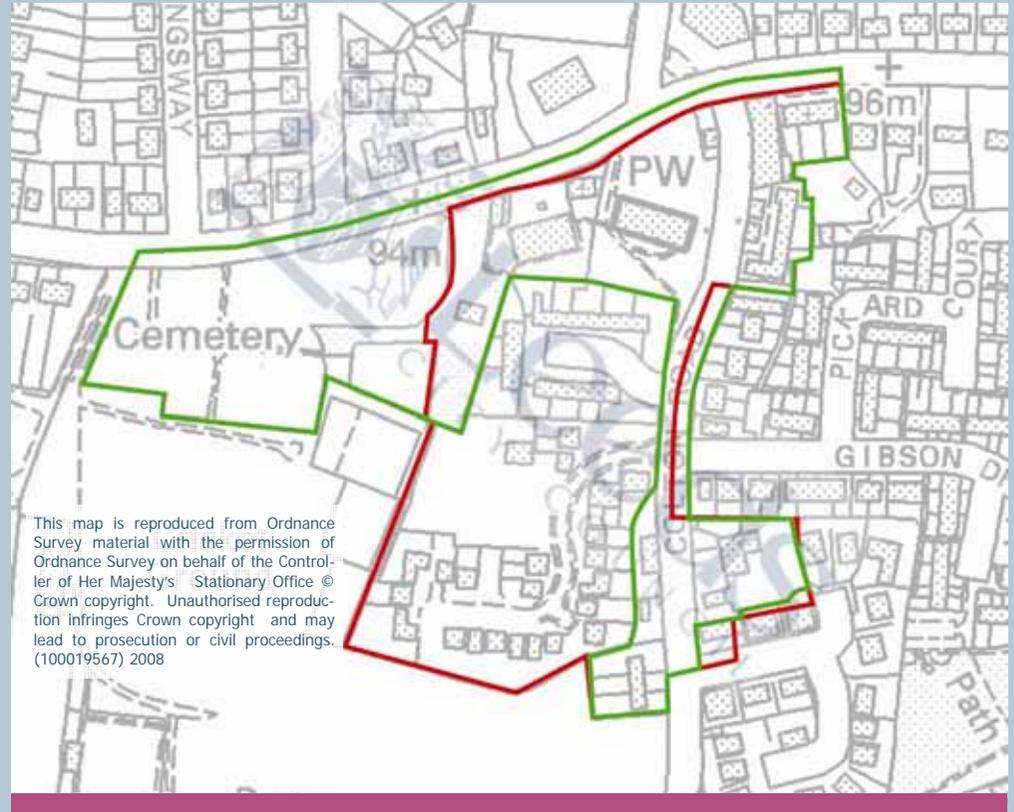
This appraisal shows why Whitkirk has a special character and appearance that merited designation as a conservation area on 25 June 1973 and review in 2008/9.



Development built within the 1973 conservation area which did not respect its character, and was subsequently removed during the 2008/9 review



Temple Newsam and Whitkirk Cemetery from Selby Road



-  Previous conservation area boundary designated 1973
-  Whitkirk conservation area boundary designated 13/3/2009

# Assessing the Special Interest

## Location and Setting

Whitkirk is located to the east of Leeds City Centre. The area is most readily accessed via the A63 (Selby Road). The conservation area itself is located at the junction of Selby Road and Colton Road (Colton Road forming the northern access into Temple Newsam Park).

## General character and plan form

Whitkirk conservation area centred on a former hamlet. Focussed around the junction of Selby and Colton Road, the main landmark is the tower of St Mary's church. With properties facing the street on both Selby and Colton Road, the conservation area represents a very small, though very nucleated, settlement.

Outside of the conservation area Whitkirk's dominant character is one of suburban development dating from between the 1930's to the 1970s. This development flanks Whitkirk conservation area to the north, west and east, with Temple Newsam Park located to the south.

## Geology, topography and landscape setting

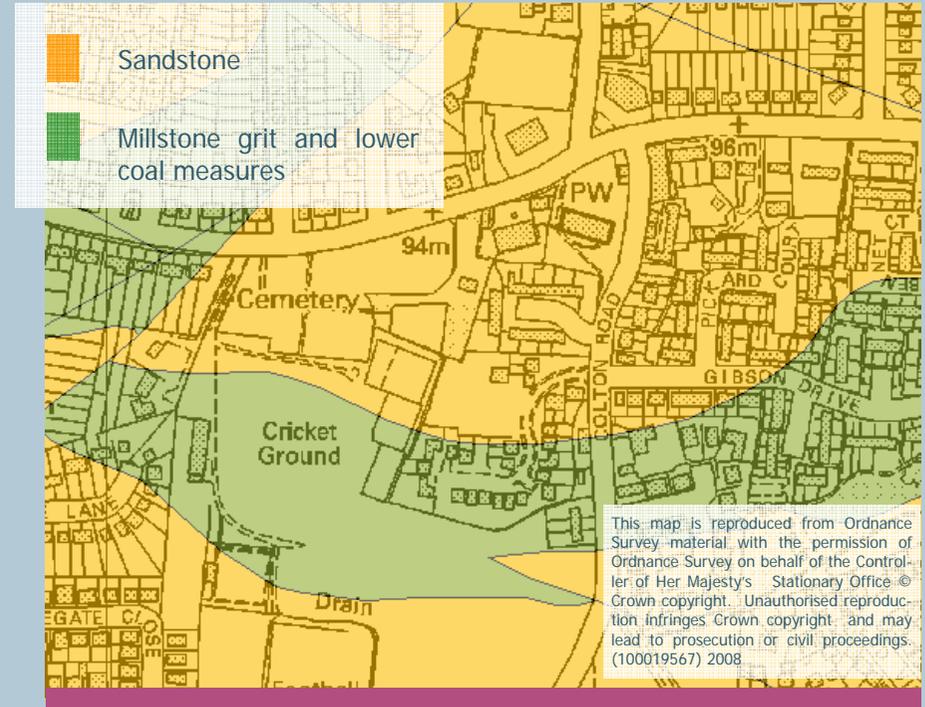
The conservation area in Whitkirk is located on land between 84 and 96 metres above sea level. This location sits just to the edge of Temple Newsam Park. There are important views towards the edge of Temple Newsam Park from the southern extremity of the conservation area.

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

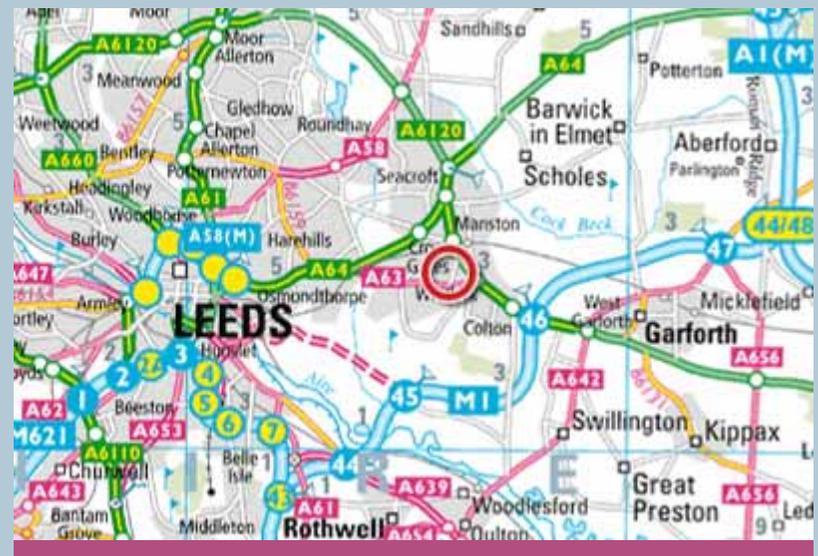
Whitkirk conservation area retains little in the way of an independent character with regards its landscape setting. Engulfed by development, and dominated by the nearby planned 18th century landscape of Temple Newsam Park, Whitkirk has the feel of a pocket of historic survival in a land dominated by other elements.



View towards Temple Newsam Park from Colton Road



Solid Geology of Whitkirk



Whitkirk conservation area in its wider context

## Origins and Evolution

### Early origins

A church is recorded in The Domesday Survey (1086) as belonging to the manor of Gipton and Colton, and as Whitkirk is the only known medieval church in these area of Leeds, it is reasonable to assume that it is Whitkirk church that is being referred to, in which case it must have a late Anglo-Saxon origin at least. The first mention of Whitkirk itself is in 1154-66 in the Early Yorkshire Charters as 'Witechirche', meaning 'white church'. The name has Old English origins, with the 'chirche' element subsequently being replaced by the Old Norse 'kirkja'. It is possible that the church was the focus of settlement activity at this period extending into the later medieval.

### The Knights Templar and Temple Newsam

Whitkirk was in the township of Temple Newsam, which emerged as a result of piecemeal acquisition of its constituent vills by the Knights Templar. The Early Yorkshire Charters confirm that the Knights Templar received what eventually became the manor of Whitkirk, including the church, lands, and also some small parcels of land within the village of Leeds, as a gift in the 12<sup>th</sup> century. Templar crosses were marked on houses in both Whitkirk and in Leeds to confirm that they were part

of the manor of Whitkirk, giving them certain privileges and immunities.

St Mary's Church, the existing church at Whitkirk, is thought to have some 12<sup>th</sup> century fabric, although most of the present building dates from the 15<sup>th</sup> century with later additions and alterations. The Inquisition of Templars' Estates in 1185 provides evidence for the first known vicar at the church.



The use of the Knight's Templar cross on 18th century date-stones shows the strong connection between this religious order and Whitkirk

The Templars' property was dissolved in 1312, when the church of Whitkirk was transferred to the Knights Hospitallers, until the property of this Order, in turn, was confiscated by Henry VIII in the mid 16<sup>th</sup> century. The Hospitallers also gained possession of the Templars' Manor Courts of Whitkirk, which were held at the old Manor House, situated off what is now known as Colton Road. By the late 19<sup>th</sup> century, the court had moved to the Brown Cow Public House,



John Warburton's map of 1720, bearing the name "Whitchurch"

opposite St Mary's Church. This Brown Cow Public House which was present in this location was redeveloped in the 1930's, but still retains the same name.

The Knights Templars preceptory (a subordinate house of the Knight's Templars to the main houses in Paris and London) was situated at the present day Temple Newsam House to the south of Whitkirk. Street names in Whitkirk today often relate to Medieval paths that passed through to Temple Newsam House; for example Kingsway, Knightsway and Baronsway. In the Medieval period most of Temple

Newsam township suffered a decline. Although the Knights Templars property was said to be in ruins by the mid 14<sup>th</sup> century, the manorial economy continued. The surrounding territories of Whitkirk included arable fields that were divided into furlongs and strips. Medieval and Post-Medieval ridge and furrow are visible to the southeast of Whitkirk on aerial photographs. Further to the south the shrunken Medieval village of Colton (a scheduled ancient monument), which is visible as earthworks, is a testament to the scale of decline in the area at this time.

There is thought to have been a Medieval beadhouse somewhere in Whitkirk (although it is not yet known where), as one is referenced in the will of Lady Joanna Wombwell, of 1454. (N.B. A beadhouse was an almshouse for poor people who were expected to pray daily for the salvation of their benefactor.) In 1521 Lord Darcy founded a hospital and free grammar school for the benefit of Whitkirk parish, with an attached chapel and also a hermitage. The site of the hospital, which was situated on the course of the modern Leeds-Selby Road and partially covered by modern housing, has been identified by a field called 'Hospital Close' on the Austhorpe tithe award map, where traces of foundations were discovered some years ago.

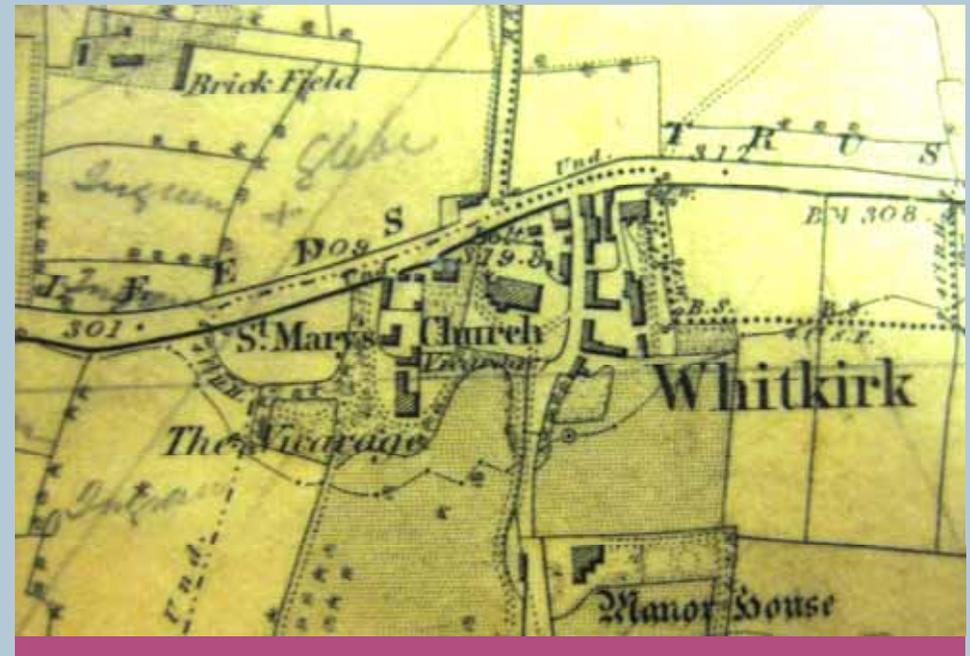
### The appearance of present day Whitkirk

The 18th century seems to be the most significant period in the development of Whitkirk as can be seen today. Most historic properties in the conservation area date from the mid 18th century to the early 19th century. The church was present before this date, and so these properties could well infer a rebuilding programme in the area, or a change of emphasis. The properties are contemporary with, or slightly later than, Capability Brown's re-landscaping of Temple Newsam Park (1762-1771). But the movement of the main access to Temple Newsam House appears to date to slightly earlier (between 1702 and 1750). It is possible that a landscaping project moved the main

access to Temple Newsam house to its current location. Pictorial evidence of an engraving by Jan Kip (1702) shows a main drive running directly to the front of Temple Newsam house from the east. This access appears to be on the same alignment as the existing "The Avenue", which is accessed off Bullerthorpe Lane. A painting of Temple Newsam by Philip Mercier from 1750 shows that this access had been removed and replaced by ponds and associated landscaping. This landscape may have called for a hidden access that would not impact on the views, hence the movement of the main access to the northern side approach to the house. With Temple Newsam now being accessed from the north, an important junction was created. High quality buildings followed, flanking the junction with the main road to Selby.

On the 1<sup>st</sup> edition OS map of 1847, there is a brick field marked to the northwest of St Mary's Church, near to the present day Kingsway. This has since been over-built. This brickfield could well have supplied many of the historic properties which still exist within the conservation area.

The 20th century led to Whitkirk being gradually subsumed by suburban development, to meet the growing housing needs of Leeds.



1st Edition Ordnance Survey map of 1851. Please note the cemetery is not in existence.



Mid-late 19th century Temple Newsam and Whitkirk cemetery



The junction between Selby Road and Colton Road

# Character Analysis

## Spatial Analysis

### Settlement form

Whilst originally the settlement at Whitkirk may have been centred around the church, the structures within the conservation area are now more commonly facing away from it and towards the road edge. The only structure that seems to retain a degree of independence from both the Church, and the road side is the Manor House on Colton Road. This goes to further emphasize this structure's importance historically.

### Character of Spaces

There is a surprising variation of space within the conservation area.

There are dominant open spaces in the cemetery and church yard, tight and narrow historic street layout at the northern most part of Colton Road, modern wide street layout along Selby Road and finally expansive countryside views south towards Temple Newsam Park.

### Key views and vistas

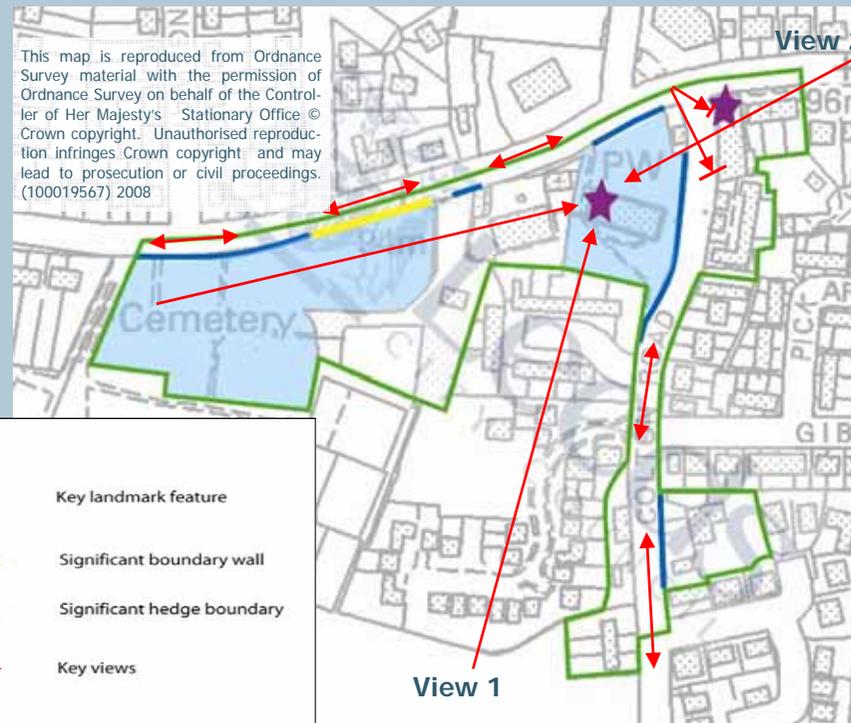
Whitkirk conservation area is characterised by its variation of views and vistas within its very limited boundaries. The most dominant views are associated with St Mary's Church. Very little is offered in the way of



View 1—Looking north towards Whitkirk from the edge of the



View 2—Looking towards St Mary's from Selby Road



glimpses and enclosed views, rather it is the long distance views, specifically along Colton Road, where the Church tower and spire remain dominant throughout. The views across the north lawn of Temple Newsam uses the church spire as a focal point. This is key to the relationship between historic Whitkirk and Temple Newsam House. The other key views are those based around the church and the junction of Selby Road and Colton Road. These two elements, and views into and away from them are important in establishing and retaining what remains of the historic character of Whitkirk.

### Activity and grain

The built environment on the whole is fine-grained, with the majority of structures being domestic in scale. The obvious exclusions to this are the church hall, and the church itself. Many of the structures and the open space in the area respect the church, whereas the church hall jars considerably with its surroundings. It is important that any future development respects the fine grain of the built environment in the conservation area.

There is a constant flow of pedestrian activity into the area, either centred around the church hall and bus stop adjacent to it, or down Colton Road as people walk towards or away from Temple Newsam Park. Vehicular traffic is prominent especially along Selby Road as this road provides the main easterly access into and out of Leeds city centre.

# Character Analysis

## Built Environment

Whitkirk conservation area is small, but with a consistent palette of building materials, characteristics and details. This section is restricted to the domestic and residential scale structures within the area. St Mary's Church and the associated Church Hall are of a different character entirely.

Many of the structures are listed, and therefore a high level of original and historic detail has been retained. This can act as a positive contribution to much of the conservation area, but for this reason also makes those structures not retaining original detailing stand out in a negative manner.

## Architectural characteristics

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

### Scale -

The properties within the conservation are consistently 2 storey, with the exception of The Stables opposite Manor House on Colton Lane. The majority of the structures are one or two bays wide.

### Eaves Line -

The eaves run parallel with the road edge except for 388 Selby Road which faces the church. The church and road side are both focal points within the conservation area, and properties should pay reference to one or the other.

### Location in relation to the road -

The properties clustered around the junction of Selby Road and Colton are located on back of pavement edge. This is important in this location. Further along Colton Road and Selby Road the properties gain space at the front and are set back slightly, such as The Grange and Ivy House on Selby Road, and The Coach House on Colton Road. The most notable exception to this rule is Manor House and its large front garden. As this structure belongs to a different period of the others, its location can be classed as an anomaly.

### Ancillary buildings and elements -

Rural structures and detailing are still visible within the conservation area. Whilst they do not predominate, the Stables on Colton Road and the structures associated with 5 Colton Road add variation to the streetscape and give the area a more relaxed and informal feel.

### Roofs -

Most are double pitched with other hipped, such as at 3, 3A and 4 Colton Road, and the gabled bay on the front façade of The Coach House, Colton Road.



View toward the junction of Colton Road and Selby Road. This picture highlights the typical features of the conservation area, including two-storeys with eaves running parallel to the road.



The Stables on Colton Road helps to give a rural feel to the area.



The gable bay on the hipped roof of The Coach House adds variation to the roofscape

## Materials

A consistent range of materials are important in establishing the character of the conservation area.

### Walls -

Locally produced brick dominates the structures where the building material is visible.

### Roofs -

Stone slate tiles, another local material, predominate and are an important feature in the appearance of the conservation area.

### Finish -

There is definite variation in the finish of the structures. Many have an exposed brick finish, whilst others have a render finish. This variation is inconsistent with location and as such is positive in its contribution to the conservation area as it establishes the piecemeal development that is conspicuous of historic areas.

## Local details

The detailing on structures falls under two distinct categories; typical 18th century detailing, and details specific to Whitkirk due to its historical associations.

### The Knights Templar cross -

This is a common and recurring detail in the Whitkirk conservation area. Located on 18th century date-stones on 396 Selby Road and 4 Colton Road, as

well as on eaves detailing on The Manor House.

### Windows -

With many of the properties listed there is a high retention of historic windows. Most are vertical sliding sash, with a 6 over 6, or 4 over 4, pane layout. Top hung lights are also common, but not traditional. When historic windows are not retained, including on some listed buildings, the negative affect is obvious both on the character and appearance of a historic structure, and the conservation area.

### Doors -

Particularly on Colton Road, historic doors add character to the conservation area. Timber six-panelled doors are common. As are fanlights above the doors.

The use of replacement UPVC doors has had a negative impact on the conservation area especially when used on listed buildings.

### Rainwater goods -

Cast iron rainwater goods have a positive impact on the character and appearance of the conservation area.

### Stone quoining

Stone quoins, or cornerstones, add an attractive detail to many properties, such as numbers 1-4 Colton Road.



Brick and sandstone tiles are the dominant building material, such as here at 396 Selby Road. Traditional windows are part of the character and appearance of historic buildings.



Templar cross apex detailing on The Manor House, Colton Road



Date stone detailing on Colton Road

## Streetscape and public realm

There is a very strong streetscape within the Whitkirk conservation area. The focal point of activity is the junction between Selby Road and Colton Road. The difference in these two roads is an important contrast that adds a degree of interest. Selby Road is wide and very busy with a high density of signage and traffic lights in the location. Forming the junction with this is Colton Road. This street is narrow, and the contrast is further emphasised by the strong and tall boundary treatments present.

Streetscape features which are important include;

- Strong boundary treatments, particularly stone walls and mature hedgerows
- Back of pavement edge location of some properties establishes a strong boundary to the road.
- Mature trees interspersed with the properties adds important variation.
- Properties facing either the roads or the church.

The public realm within the Whitkirk conservation area is quite varied for such a small location.

- **Street lighting**  
Within the conservation area the street lighting is bland and generic.
- **Pavement surfacing**  
Stone kerbs are present in some, but not all, of the conservation area. Where present they give a positive contribution to the street surfacing.
- **Traffic signage**  
The signage, much like the street lighting, pays little respect for the historic environment. Very little signage is required on Colton Road, but as Selby Road is a busy thoroughfare, the junction with Colton Road has various methods of traffic control, such as pedestrian islands, pedestrian crossings and traffic lights. Whilst many of these do no respect the conservation area, the location which they are placed in requires them to be as visual as possible.
- **Bollards**  
Cast iron bollards on Colton Road are in keeping with the historic nature of the conservation area and enhance the area greatly. The bollards though outside 396 Selby Road on the other hand are concrete. This situation could be improved by exchanging the concrete bollards for cast iron. This would give a more coherent appearance to the conservation area and further enhance its historic integrity.



The cottages on Selby Road are unusual as they face the church, not the road



Traffic signage is more dominant on Selby Road



Cast iron bollards on Colton Road add heritage value to the streetscape



Historic street signage



Colton Road has strong streetscape values

- **Historic signage**  
Historic cast iron signage is present in the Whitkirk conservation area, and when this is the case it makes a positive impact. Such signage should be repaired and maintained when possible.

## Greenscape

Trees, gardens and open green space are all essential elements of the Whitkirk conservation area. There are three main areas which have an important contribution;

- **Temple Newsam and Whitkirk Cemetery.**

The large open green space gives the area adjacent to the church a relaxed feel and acts as an important transition point between the suburbs to the north and the open recreation grounds to the south.

Mature trees establish the cemetery as a historic location. Those near to the boundary wall to Selby Road are key in establishing the character of this natural environment.

Whilst important, the fact that the cemetery is fully enclosed makes it less dominant than other green areas within the conservation area.

- **St Mary's Churchyard**

The very mature tree growth and well maintained lawn both add to the positive contribution which the churchyard makes to the conservation area. Being set on higher ground, and having a public footpath running through it, the churchyard is the most noticeable and accessible of all of Whitkirk conservation area's green spaces. This increases the importance

of the space and makes its maintenance all the more vital.

- **The front gardens of The Manor House and The Keep**

Whilst mature growth is prevalent along Colton Road, particularly around this location, the garden to the front of Manor House, emphasises the contribution a well maintained green space can have to this conservation area. It is a prelude to the open land which borders Temple Newsam Park, and is very positive in its contribution it makes to the area.

Mature trees in front of The Grange on Selby Road and the tree lined street of Colton Road are other significant contributors to the green space of the area.



Temple Newsam and Whitkirk cemetery is a very important green space in the conservation area.



View of Temple Newsam and Whitkirk Cemetery from Selby Road



The mature garden in front of The Manor House in an important green space in the conservation area



Mature tree growth and open space make the church yard an important green focal point.

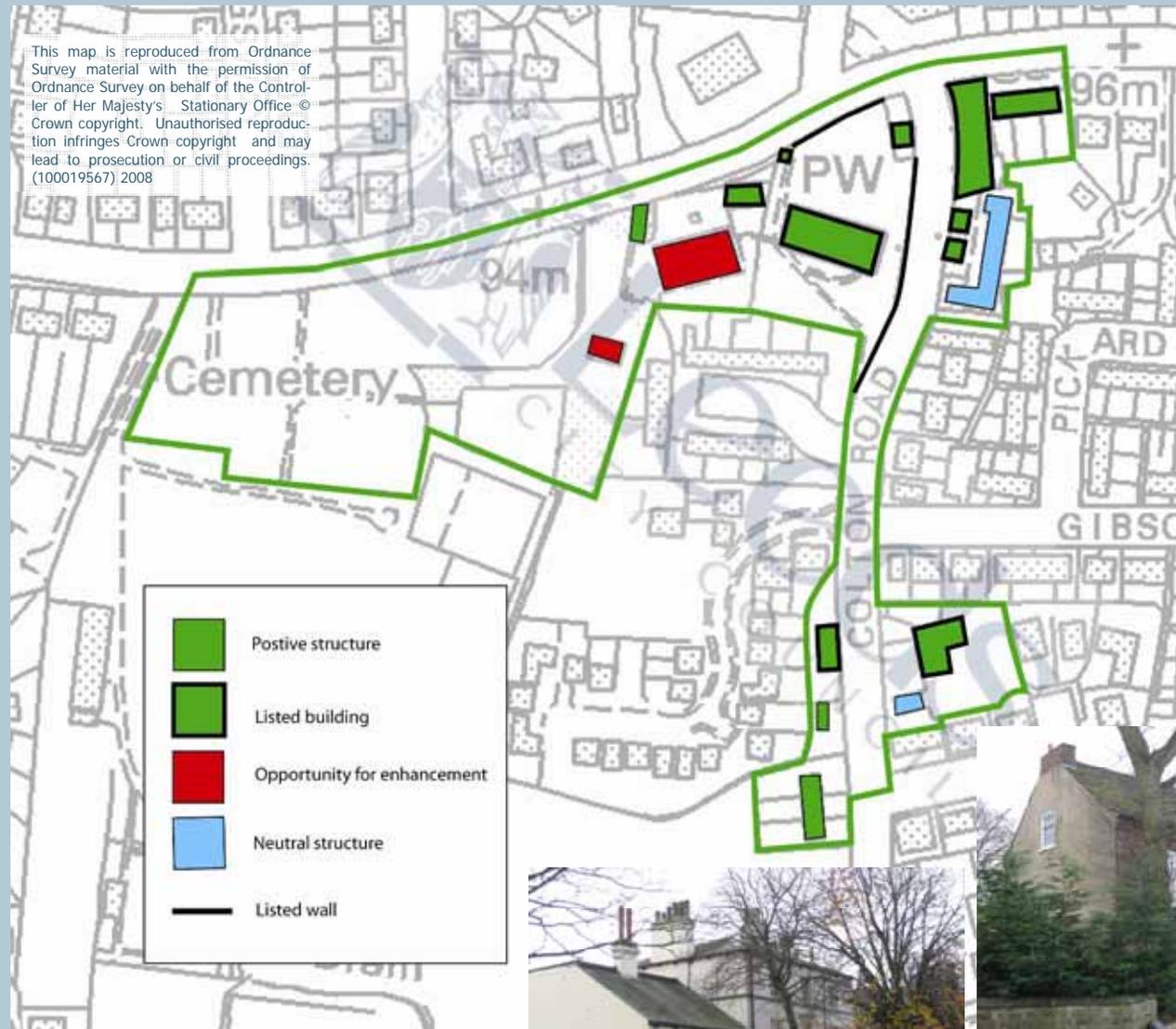
# Character Analysis

## Positive buildings

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

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

There should be a presumption in favour of the retention of positive structures in all but exceptional circumstances. Neutral structures are those which make neither a positive nor negative contribution, whilst opportunities for enhancements are those structures which may benefit from future development.



The positive and listed Grange on Selby Road



The listed Ivy House is very important to the setting and appearance of the conservation area.

## Management Plan— Opportunities for management and enhancement

This section highlights opportunities to further enhance the character and setting of the Whitkirk conservation area. Not all opportunities for enhancement involve the reworking of an inappropriate structure, rather they can apply to street furniture, open spaces and highways issues. This list is by no means exhaustive, as conservation areas can always be improved upon.

### Sensitive new development in and adjacent to the conservation area

To be successful, any future development within the conservation area needs to be mindful of the local character of the conservation area, while at the same time being addressing contemporary issues such as sustainability.

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

past from development not relating to the character and appearance of the conservation area. This should be avoided in the future so the character of the area is not further eroded.



Views into the conservation area were detrimentally affected by inappropriate suburban development within it

*Successful new development in historic areas will:*

- *Relate well to the geography and history of the place and the lie of the land*
- *Sit happily in the pattern of existing development and routes through and around it*
- *Respect important views*
- *Respect the scale of neighbouring buildings*
- *Use materials and building methods which are as high in quality as those used in existing buildings*

- *Create new views and juxtapositions which add to the variety and texture of their setting.*

*Cabe and English Heritage, 2001, 'Building in Context: New development in historic areas'*

### Action:

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

### Public realm enhancements

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 sensitive design, siting, scale and grouping of fixtures, fittings and markings.

Particular issues that could benefit from enhancement include:

- Appropriate treatment for street furniture such as streetlights, such as a simple design painted black (as covered by current council policy).
- The sympathetic development and enhancement of surface treatments on public highways, particularly paths. The surfacing of some areas of the public highways could be improved. Inconsistent and patchy surfacing, as well of areas of disrepair are inappropriate to the conservation area.

- 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.



Public realm enhancements, such as the replacement of concrete bollards with cast iron, would have a positive effect in a conservation area.

- Ensuring all public realm is consistent and uniform.

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

- **Making sure the siting and design of road signs and street furniture in the conservation area 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 respects the historic streetscape and proportions of buildings.

### Resistance to inappropriate forms of infill development

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

**Action: Where permitted, any development proposing the infill of a site, or the subdivision of a plot, should respond to the scale, proportion, layout and materials of positive structures within the conservation area, as well as the spaces in between them.**

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

Given the listed building coverage within the conservation area, it is surprising that incremental loss of traditional architectural detailing is an issue which is still occurring. Replacement of windows, doors, traditional wall surfaces and roof coverings with inappropriate materials and designs, is negative and 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 necessary. Where historic fenestration and features have been lost in the identified positive buildings, reinstatement of appropriate, traditional detailed fittings is encouraged.

By encouraging the protection of surviving historic detail and the reinstatement of appropriately detailed fittings in the defined positive buildings, the character of the conservation area can be further enhanced.

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



A listed building visible from the churchyard which has installed uPVC windows, affecting the character and appearance of the structure.



Historic detailing such as windows and chimney stacks add important historic value to the conservation area.



Any developments should respect the existing historic architecture within the Whitkirk conservation area.



Infill development can be subtle within a conservation area, such as that behind the listed façade of the 18th century stable block on Colton Road

## Tree management

Trees form an important part of the character of the area, particularly in the cemetery and church yard. Conservation area designation affords some degree of protection. However, to ensure that this element of Whitkirk's special character is protected and enhanced a tree strategy should be formulated to address the need for the designation of more Tree Preservation Orders (TPOs) and general tree management issues if further required. A replanting strategy should also be considered in order to manage the impact of loss of trees through over maturity.

**Action:** Consideration should be given to formulating a tree strategy to protect and enhance the Greenscape.

## Boundary Treatments

Whitkirk, due to its layout and historical context, is particularly at risk from the negative effects that can be caused by inappropriate boundary treatments within a conservation area. In order to retain the established character, all boundary treatments should be sympathetic with those in existence, and those which add character to the area.

**Action:** It will be ensured that new boundary treatments within Whitkirk conservation area are consistent with the traditional

nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible.

## Protect archaeological remains

Whitkirk has possibly 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.



Boundary treatments, such as this on Selby Road, can have a positive impact on the character and appearance of the conservation area.



Modern materials for boundary treatment can lead to a detrimental affect on the overall appearance of boundary treatment in the conservation area.



Mature trees, such as those with the cemetery would benefit from tree management.



Historic maps indicate there was more settlement around the church, which could lead to archaeological finds if any development was to take place.

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Government Office for Yorkshire and the Humber, 2008, *The Yorkshire and*

*Humber Plan. Regional Spatial Strategy to 2026*

Land Use Consultants, 1994, *Leeds Landscape Assessment*.

Leeds City Council, 2003, *Neighbourhoods for Living. A guide for residential design in Leeds*

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

### Map sources

1850 – Ordnance Survey 1:10,000

1893 – Ordnance Survey 1: 2,500

1908 (surveyed 1906) – Ordnance Survey 1: 2,500

1938 – Ordnance Survey 1:10,000

1956 – Ordnance Survey 1:10,000

### Internet sources

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

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

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

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

## Where to find out more

Local sources are:

Central Library (Local & Family History Section), The Headrow, Leeds LS1. Tel 0113 247 8290 email:

localstudies@leeds.gov.uk  
www.leeds.gov.uk/library

website:

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

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

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

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

In addition, much information is available on other websites:

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

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## Finding Out More

### What is a conservation area?

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

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

### What does conservation area status mean?

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

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

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

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

### What is the purpose of this appraisal?

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

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

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

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

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

### Planning policy context

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

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

### Community involvement and adoption

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

- Identified stakeholders and interested parties were directly notified

- The appraisal and response form were made available through the Council's website
- The consultation was advertised with 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 by the Planning Board at the meeting in February 2009. The appraisal will be a material consideration when applications for change within the conservation area or its setting are considered by the Council.