



Woodlesford 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



Woodlesford

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



Approved as a material consideration in the determination of planning decisions - 27 June 2011

Summary

Summary of special interest

Woodlesford has been shaped by its long and interesting history. Its special character today relates to its past development from rural agricultural village to an expanded settlement featuring a wide range of industrial activities exploiting the area's natural resources and excellent transportation links.

The contrast between the traces of the rural village and the industrial settlement contribute to the special character of the proposed conservation area.

Quarrying, mining, brick making, potteries and milling have all been significant. Today Woodlesford is characterised as a popular residential area maintaining its excellent communication links.

Key characteristics:

- Woodlesford retains a distinctive sense of place despite the blurring of boundaries with Oulton and Rothwell.
- The contrast in urban forms between the ribbon development of the village centre and the planned grid layout of the later development relating to the industrial expansion of the settlement is notable.
- All Saints Church is the principal landmark of Woodlesford. More local landmarks in the townscape include Eshald Mansions and the impressive Co-op building on Aberford Road.

- Sandstone and red brick are the dominant building materials. Stone built cottage rows and terraces, villas and institutional buildings dominate the built environment of the village core. Linear terrace rows dominate the 'New Woodlesford' area of expansion relating to the industrialisation of the settlement.
- Views to the open countryside of the Aire Valley link the village with its countryside setting.

Summary of issues and opportunities

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

- Ensure future change respects and strengthens Woodlesford's distinctive sense of place.
- New development must respond sensitively and creatively to the historic environment.
- Respect the character of historic buildings by maintaining and sympathetically repairing surviving historic features. The replacement of inappropriate fixtures, fittings and adaptations is encouraged.
- Retain historic boundary treatments and ensure new boundary treatments

preserve and enhance the special character of the area.

- Retain historic shopfronts and ensure that new shopfronts and advertisements preserve and enhance the special character of the area.
- Resist inappropriate infill development and loss of garden settings.
- Ensure that future public realm and traffic management measures respect and enhance the special character of the conservation area.
- Protect the important contribution trees make to the special character of the conservation area.
- Ensure the historic environment plays a positive role in addressing climate change.
- Ensure the introduction of microgeneration equipment does not harm the special character and appearance of the conservation area.
- Development should have regard to the archaeological record and where necessary include an element of archaeological investigation and mitigation.
- Promote and celebrate the special architectural and historic interest of the conservation area.
- Ensure that the setting of the conservation area is considered as a material consideration within the planning process.



The original centre of the village is dominated by sandstone buildings



New Woodlesford is defined by its grid layout of terraces



Early 20th century red brick development is another element of Woodlesford's character

Extent of the conservation area

Woodlesford Conservation Area was designated in June 2011 to recognise and protect the area's special architectural and historic interest.

The boundary includes:

A - the historic village centre along Church Street focused on the church and the new village green

B - the area of 'New Woodlesford' site of the former quarries and now defined by the linear grid-form of the residential terraces

C - Oulton Lane characterised by early to mid 20th century brick-built suburban development

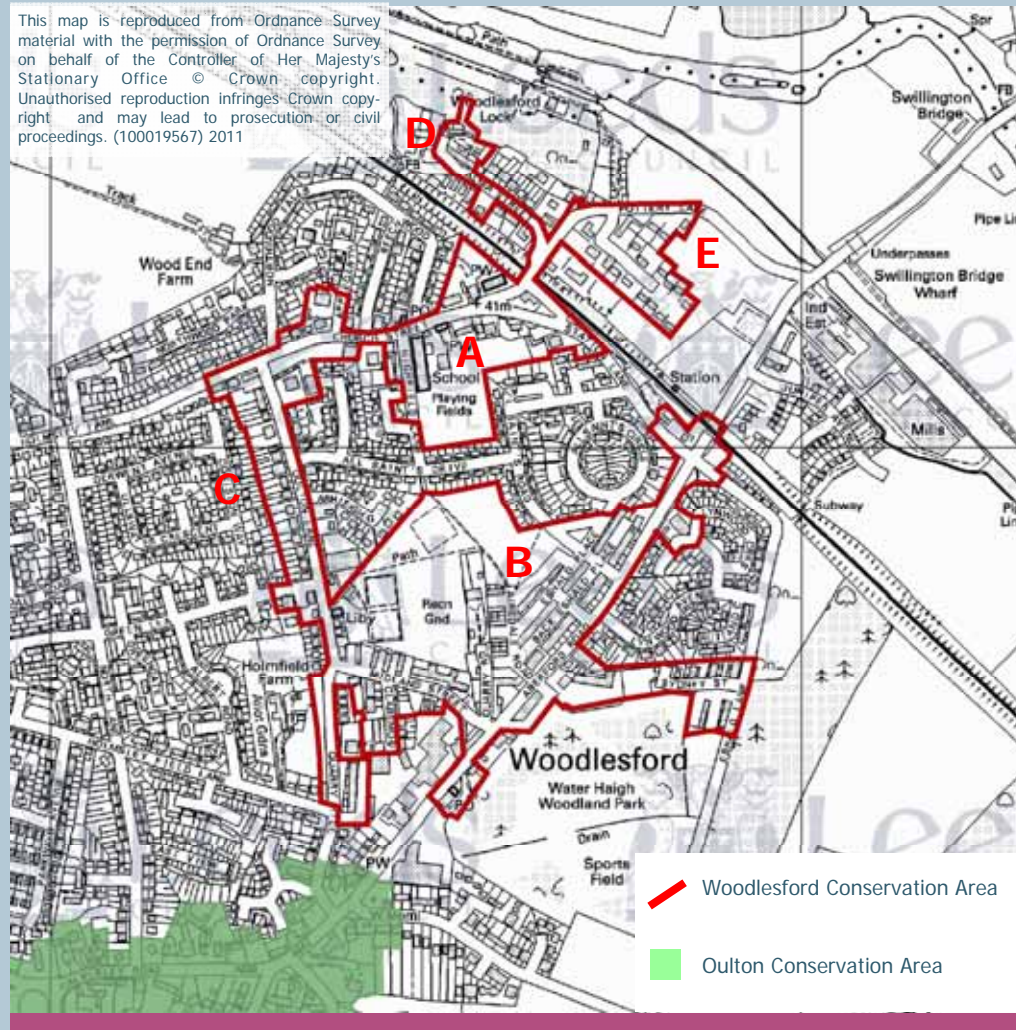
D - Alma Street an area of historic survival of residential dwellings

E - New Farmers Hill an area of distinctive residential development by Appleyard Arbor built in the 1960s-90s.

The potential for a conservation area in Woodlesford was recognised during the review of the nearby Oulton Conservation Area in 2009/10 and was a recommendation in the Oulton Conservation Area Appraisal of May 2010.

A Neighbourhood Design Statement is currently being produced by the local community for the Oulton and Woodlesford area to inform future development.

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Woodlesford Conservation Area
Oulton Conservation Area

Conservation area boundary



Historic village core, Station Lane



Linear terraces of the 'New Woodlesford' area



Distinctive early 20th century development, Oulton Lane

Location and context

Woodlesford is located 11km (7 miles) to the south east of Leeds close to the town of Rothwell and the village of Oulton. The area has excellent communication links with easy access to the nearby motorways (M1, M621 and M62). Woodlesford has a main line railway station with direct links to Leeds and Sheffield. The line of the railway closely follows the course of the River Aire and the Aire and Calder Navigation which runs parallel to it to the north east of the village.

Woodlesford is a historic village that developed close to a strategically important river crossing. The village was originally a farming settlement but from the 18th century onwards the combination of good communication links and natural resources led to its diverse industrialisation. This industrial activity declined in the 20th century and the village is now a popular, residential area.

Residential development to the south and west have somewhat blurred the boundaries with the neighbouring settlements of Rothwell and Oulton.

Geology, topography and landscape setting

Woodlesford is located on a geology of sandstone and lower and middle coal measures. Extraction of stone, coal and clay have shaped the development of the area. Quarries, mines, potteries and brickworks have all been important in the local economy.

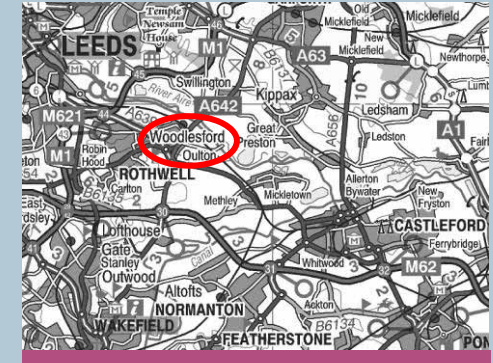


The green setting of the village is an important part of Woodlesford's character

Woodlesford is set above the River Aire and the Aire and Calder Navigation. Land falls steeply to the valley floor to the north east of the village core and more gently to the south towards Oulton.

The immediate setting of the conservation area is predominantly of 20th and 21st century residential estates. There is a close connection to the surrounding countryside that is protected by its Green Belt designation. The course of the river and navigation is a popular leisure and nature

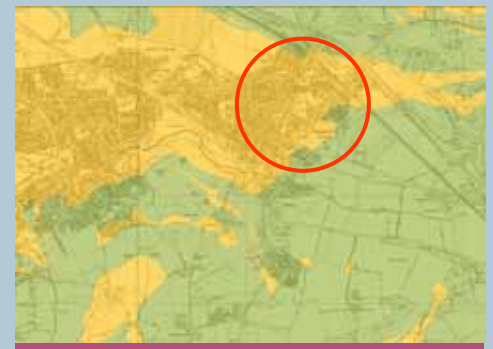
recreational area with cycle route and footpaths. Views to the surrounding landscape to the north of the river are an attractive feature of the valley area. Water Haigh Woodland Park to the south east is also an important leisure and natural environment green space. The parkland of Oulton Hall and Rothwell's Springhead Park form important green space breaks between the settlements.



Woodlesford in its wider setting



Land falls steeply to the River Aire to the north west and more gently to the south towards Oulton



Woodlesford is located on a geology of sandstone (yellow) and lower and middle coal measures (green)

Historic development

Early activity

The earliest evidence for human activity in the area are the cropmarks visible on aerial photographs c500m to the south east of Woodlesford. These features possibly date to the late Iron Age or Romano-British period (c800 BC - AD 600) and represent a complex of enclosures, field boundaries and trackways.

Further Roman activity is implied by the discovery of three Roman coins from the Oulton and Woodlesford area.

Medieval Woodlesford - farming hamlet

An early documentary reference to Woodlesford is in the Yorkshire Charter (c1185-1202) where it is recorded as *Wridelesford*. This place name has been interpreted as deriving from the Old English for 'ford near a thicket'. Woodlesford is recorded as the river crossing used by the followers of King Penda of Mercia, retreating following the defeat and death of their King at the battle of Winwidfield (Whinmoor near Leeds) in 655 AD. The location of the river crossing is uncertain but is thought to have been close to Swillington Bridge to the north east of Woodlesford. There have been suggestions that the crossing was in use during the Roman period. As the first crossing point of the Aire below Leeds, the river and the crossing has played an important part in the development of the area.

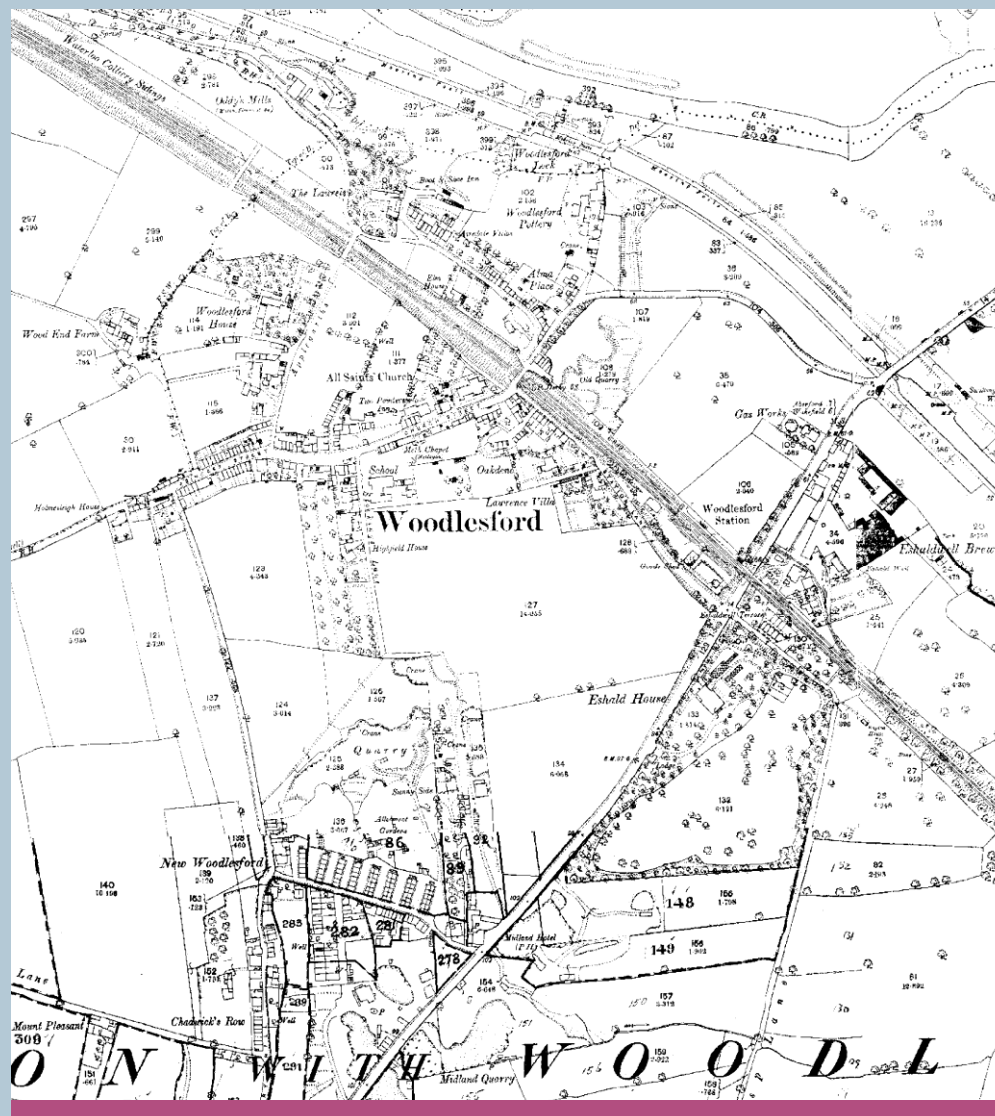
Woodlesford formed part of the township and parish of Rothwell which had been given to the de Lacy's of Pontefract following the Norman Conquest. It is likely that the settlement was a small agricultural hamlet with no church of its own. Evidence of medieval and post medieval farming survives as ridge and furrow earthworks and crop marks to the south east of the conservation area.

Historic mapping such as the Jeffery's map of 1775 and a Plan of the township of Rothwell of 1807 indicate that the core of the settlement developed as a linear ribbon development along Church Street.

Post medieval Woodlesford - industrialisation

The area was transformed during the 18th and 19th centuries by improved communication routes and the impact of the industrial revolution.

In 1699 an Act of Parliament was passed to improve the navigability of the Rivers Aire and Calder. This involved the creation of weirs bypassed by short 'cuts' equipped with locks. By 1704 the initial work of the Aire and Calder Navigation was complete linking Leeds and Wakefield with York and the Humber. It provided a much improved route for commercial freight and stimulated industries along its course. At Woodlesford a navigation cut with a lock was built alongside the convoluted line of the river. This was to play an important part in the transformation of the small farming hamlet into a diverse industrial area.



Extract from the first edition Ordnance Survey Map of 1892-3, 1: 2,500

Between 1788 and 89 Aberford Road was built as part of the Wakefield to Aberford Turnpike. A toll house was located just to the north of the brewery. This road linked with the turnpike to Leeds at Oulton, now Leeds Road.

In 1840 Woodlesford Railway Station opened as part of the North Midland Railway line linking Derby with Leeds. The preferred route for the line and the location of the station had been Rothwell. However the Rothwell Traders



The Aire and Calder navigation and the early crossing point of the river have been important in the development of Woodlesford



The improved communications of the navigation, turnpike roads and railway facilitated an industrial boom



The entrance block of Eshald Brewery, established in 1828

Association opposed the plan on the grounds that it would take trade out of their town. Their objections led to the re-routing of the line and the creation of the station at Woodlesford instead.

This sequence of communication improvements and the backdrop of the industrial revolution radically changed the character of the area. The 1st edition Ordnance Survey maps of 1850 and 1892-3 show the range of industrial activity that had developed including Woodlesford Pottery close to Woodlesford lock, Blackware Pottery at Swillington Bridge, a paper mill to the west of the lock, Eshald Well Brewery on the Aberford Road and Oulton Quarries to the south between Woodlesford and Oulton and another quarry to the south of the brewery. These industries were sited to take advantage of the local geology, and the ease of transportation provided by the navigation and railway links.

The papermill was located by the canal at the end of Alma Street. It is recorded in 1743 and survived into the 20th century. It is labelled 'Oddy's Mill' on the first edition 25" Ordnance Survey map of 1892.

Swillington Bridge Pottery was established in 1791. In 1844 it was purchased by Sir John Lowther of Swillington Hall who subsequently closed it down, it is said, because he was tired of the smoke blowing across his estate. The pottery is shown on the 1850 Ordnance Survey 6" map as 'Blackware Pottery'. Another pottery is shown to the west at the bottom of Pottery Hill. It is first recorded in 1819

when it was sold to Mr Wilkes and began the manufacture of blackware pottery. It closed as a pottery in 1896 and was later used for the production of matches, fire grids and fireworks.

Maltings were established in 1808 at Woodlesford by the Bentley family. Eshaldwell Brewery (later renamed Bentley's Yorkshire Breweries Ltd in 1893) was established by Henry Bentley in 1828 and used the pure spring water of the Eshald Well. The brewery remained in production until the 1970s. The entrance block and offices survive.

By the 1892 OS map a gas plant had been established opposite the brewery serving the brewery and the village.

Coal had been mined locally from before the 16th century, however it was from the 19th century that this became a dominant part of the local economy. Nearby mines included Water Haigh Colliery to the south east, now the reclaimed site of Woodlands. The colliery was opened by Henry Briggs in 1908 and closed in 1970. Rothwell Colliery to the west had shafts sunk in 1867 and 1911 and worked until its closure in 1983 when 650 jobs were lost. Mining also took place at Rothwell Haigh with the first shaft sunk in 1760 and at Rose Pit opposite Rothwell church worked between 1850 and 1925. Extraction close to the railway line is recalled in the earthworks shown on the 1892 OS map and Waterloo Colliery Sidings and Pit Cottage marked. Today, these sites have been cleared and the land reclaimed leaving little physical evidence of this important industry.

As well as excavation for coal, the local geology was also quarried for sandstone and clay. Small scale quarrying is likely to have been a characteristic of the area prior to the industrial revolution but from the late 18th century on the scale of extraction intensified. The area to the south of the village core, either side of Midland Street was quarried in a sequence of works and land reclamation crossing Aberford Road by the 1892 Ordnance Survey map. 'Oulton Quarries' is marked on the 1850 map and by the 1892 edition is labelled 'Old Quarry' suggesting it was no longer in use. By the 1921 OS revision the Brick Works were marked as part of the Oulton Quarries site off Eshald Lane. The former quarry sites have been reclaimed and are now the Recreation Ground, Waterhaigh Woodland Park and some areas have been built on. Quarrying evidence survives in the form of a number of earthworks and is recalled in the street name *Quarry Hill*.

Post medieval Woodlesford - residential expansion, *New Woodlesford*

The 18th and 19th century increase in industrial activity led to an influx in the population of the area as the local workforce grew. The settlement expanded providing additional housing and services. Cottage rows were initially developed along Church Street and Alma Street, close to the paper mill and pottery.

This expansion had accelerated by the 1st edition OS 25" map of 1892 with the development of 'New Woodlesford'. This area was developed as a grid of



Industrial workers housing laid out as a grid of terraces



Eshald Mansions was the home of the Bentley's, owners of the brewery



The village school opened in 1879-80 and remains in its original use today

terraces to the south of the village core. Workers housing, and later larger terraces were laid out on land reclaimed as the surrounding Oulton, Midland and Robin Hood Quarries ceased extraction. Midland Street, named after the North Midland Railway Hotel situated at its east end, forming a spine road to the initial development. By the 2nd edition OS map of 1908 the terrace grid had expanded to the north east along Aberford Road.

As well as workers' housing, a number of impressive mansions and villa residences were developed in the late 18th and early 19th centuries. Many of these were associated with the owners and managers of the industries in the area. Eshald Mansions was the home of the Bentley family, owners of the brewery. Highfield House also survives as a listed property with Oakdene, Station Lane and Holmsleigh House, now 7 Holmsley Lane surviving as good examples of the villa-type houses. Others such as Woodlesford House, sited at the northern end of Applegarth and marked as 'Manor House' on the first edition 6" Ordnance Survey map of 1850, and The Laurels, Alma Street and Lawrence Villa, Station Lane have been lost.

As the population expanded the services provided by the settlement also developed including places of worship, a school, shops and public houses.

The first purpose-built place of worship in the village was the Methodist chapel at Church Street built in 1817 on land donated by Mr William Oddie who owned the pottery. The building

survives today and is still in use as a chapel. All Saints' parish church was built in 1870 from subscriptions from Mr John Crompton Oddie owner of the paper mill and resident of Alma Street. The village school opened in 1879-80 and the impressive Co-operative Society shop was established at Aberford Road in the late 19th century.

20th and 21st century Woodlesford

During the early 20th century the area continued to be defined by its vibrant and varied industrial economy. However, by the end of the century the quarries, mines, brick works and brewery had all closed. However, the good communication links made the area popular with commuters working in Leeds and the surrounding area.

The residential expansion of the village increased dramatically. During the early 20th century the red brick villas and semi-detached pairs of Oulton Lane were built. Social housing development defined the inter war and post war expansion with the All Saints estate laid out after the 2nd World War and the estate to the west of Oulton Lane developed from the 1920s onwards. A boom in private housing development continued the transformation of the village from the 1960s onwards with the surrounding fields systematically developed with estate-based housing and additional associated schools and facilities.

Much of the former industrial landscape has been transformed for leisure uses with recreation grounds, woodlands and country parks created on former



Methodist Chapel, Church Street, 1817



All Saints Parish Church, 1870

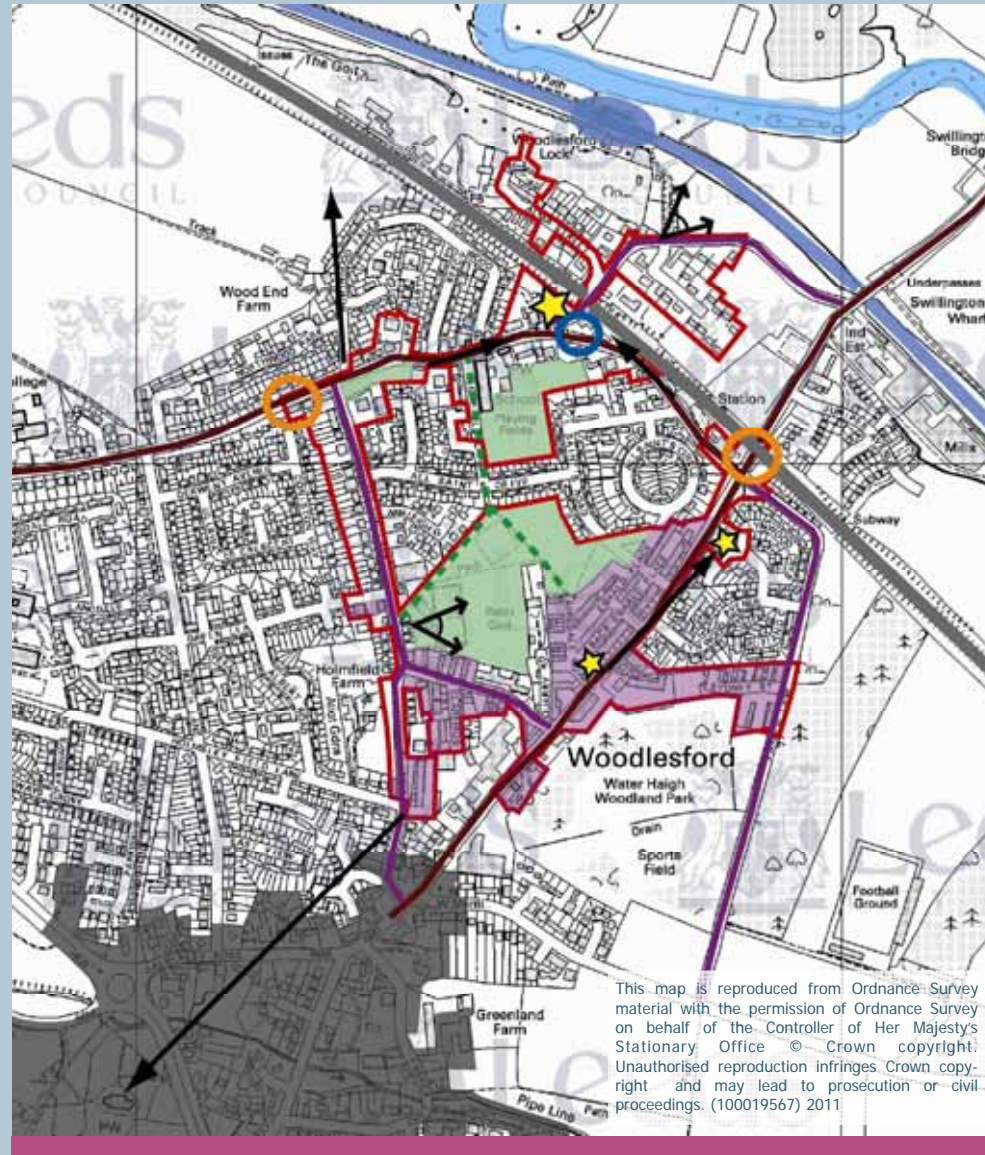


Traces of the former village shopfronts survive, Station Lane
















Character Analysis: *Spatial Analysis*

Settlement form

- The historic core of Woodlesford is formed by the ribbon development along the early route of Church Street (previously known as Princes Street before 1870 and the buildings of the church). Historically there hasn't been a particularly strong focal point defining the village centre, although the area around the church has the strongest sense of place. The newly formed village green has the potential to become a new focal point.
- The orientation of the Aire valley is a strong feature of the settlement form with the navigation and railway running parallel to it. The steeply sloping valley sides are the most dramatic feature of the underlying topography and provides much of the character of Pottery Lane. Elsewhere the principal routes are either laid along the contour or set against very gradual gradients.
- The land falls gently to the south, helping to define the distinction between Woodlesford and Oulton. Midland Street forms the 'official' division between the settlements but the boundaries between the two have become blurred during the 20th century with development now physically joining them. Their different origins and evolution, however, are reflected in the



Spatial analysis:

-  Principal roads
-  Secondary roads
-  Railway
-  Aire and Calder Navigation
-  Woodlesford lock
-  River Aire
-  Significant pedestrian link
-  Gateway areas
-  Settlement core
-  Key landmarks - largest = principal landmark (church)
-  Key views
-  Key panoramas
-  Grid-form development
-  Significant greenspace
-  Oulton Conservation Area

strongly distinct characters they retain today.

- The siting of buildings in the historic core of the village is varied. Most buildings address the street frontage but have a varied build line with

some terraces set hard on the pavement edge and others, set back behind garden plots.

- The grid-form layout of the terraces of the New Woodlesford area to the south stand in direct contrast with

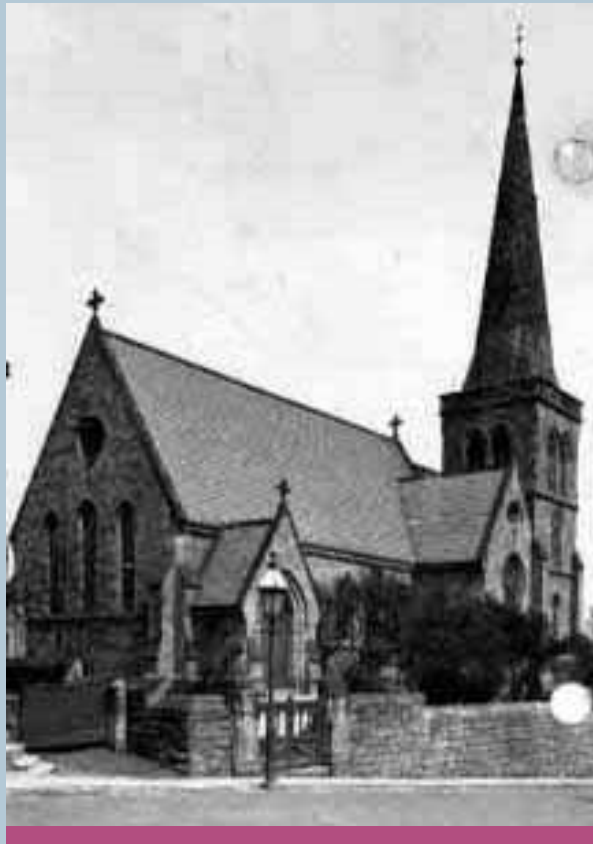
the more varied and organic form of the historic core of the village. This area is defined by the linear terraces with their strong build lines and uniform plot division.



The recently landscaped village green, a new focal point for Woodlesford

Key views and landmarks

- All Saints Church remains Woodlesford's principal landmark building, despite the loss of its spire and conversion for residential use.
- Eshald Mansions and the Co-op building (103-107) form local landmarks along the Aberford Road. The Mansion is angled to form an end-stop to views north along Aberford Road.
- Views to the open countryside over the river and navigation link the village with its setting. Leventhorpe Hall is a particular feature of these views.
- Views to Temple Newsam are a feature looking north from the top of Northwood Falls.
- Good views to the grid-form terraces of New Oulton are a feature across the Recreation Ground, Oulton Lane.
- Views to the impressive spire of St John's Church, Oulton are a feature of the southern part of the conservation area such as the south end of Quarry Hill.



Undated historic view of the church
© Leodis



The church remains a landmark building, but the loss of its spire has weakened its impact

Built environment

Architectural characteristics

- The built environment of Woodlesford dates largely to the 19th and 20th century and is split between the areas of 'Old' and 'New' Woodlesford and the suburban development of the early - mid 20th century.
- There are 3 entries for listed buildings of 'special architectural and historic interest' within the conservation area. These listings may include curtilage structures and boundary treatments. All the buildings are Grade II listed.
- In addition, there are many unlisted properties that make a positive contribution to the character of the village. These are mapped in the Character Areas section of the appraisal.
- There has been extensive loss of the historic fabric of the industrial village. Industrial complexes like the papermill, pottery and the majority of the brewery have gone, as well as significant residences such as Woodlesford House and The Laurels at Alma Street. In addition, cottage rows and terraces lining Church Street and Alma Street have also been lost and historic shopfronts removed. Woodlesford's history, its completeness and sense of place have been weakened by these losses. However, much of quality and interest survives.

Materials

- Local sandstone and red brick are the predominant building materials. The locally quarried sandstone is the traditional building material with red brick becoming widely used from the mid 19th century onwards. The use of red brick is a particular feature of the 'New Woodlesford' and Oulton Lane areas.
- Sandstone is commonly used in squared and faced regular blocks, laid in uniform courses. Monolithic sandstone lintels and sill stones are more finely dressed. In some buildings the stone is blackened an appearance that forms part of the special character of the area.
- Much of the brick comes from the Armitage brick works, a local producer with strong connections with the village that operated from the quarry site for a time before relocating.
- Stone slate is the traditional roofing material with Welsh slate replacing it from the mid 19th century.

Important architectural groups and details

Village core buildings

- 'Old' Woodlesford or the village core area centred on Church Street comprises a mixture of cottage rows and terraces with villa style residences, large houses and public and institutional buildings.



Local sandstone is a common building material. Here at Church Lane it is used as fine ashlar to the front elevation and faced, squared and coursed masonry to the side elevation

- The former church of All Saints is the principal building of the village. It was designed by Perkin and Sons in an Early English style and dates to 1870. The building is now converted for residential use and the spire has been removed somewhat unbalancing the composition and weakening its landmark nature.
- The chapel, school and Parish Hall are other stone built community buildings that recall the expansion of the village during the 19th century. Relatively plainly detailed buildings with a robust character, the school is the most elaborate with its gothic revival style.

Mansions and villas

- A number of late Georgian mansions and villas form an impressive architectural group. Eshald Mansions and Highfield House are both Grade II listed buildings of early to mid 19th century date. They have classically detailed symmetrical facades, three windows wide with central doorways featuring porches with ionic columns.



Highfield House, an impressive late Georgian Villa

- A number of large detached houses and villa-style residences are also of note. Two sandstone villas survive at the junction of Station Lane and Church Street forming a group with All Saints church. Their projecting gabled bays are mirrored in the gabled porch and south transept of the church.
- The former Vicarage is another impressive large property. Situated at the top of North Lane, its gothic-revival style features steep pitched gables and tall, slender chimneys.

Residential terraces

- Stone and brick cottage rows and terraces are a feature of the village. A number of short stone cottage rows and terraces survive at Old Woodlesford but many have been cleared. The grid-form planned layout of New Woodlesford features both stone and brick and mixed construction terraces of different sizes and status. Some were originally back-to-back terraces but have now been converted into through terraces. Others are of larger proportions featuring the decorative use of mixed brick and



Simply detailed 19th century industrial workers terraces

stonework, carved lintels and bay window details.

Commercial buildings

- A number of redundant historic shopfronts and surviving elements are a feature of Old Woodlesford now retained in residential properties. Such as the surviving fascia at 78 Church Street.
- The elaborate façade of the Co-op building forms a local landmark along Aberford Road but the modern shopfront does little to respect the historic character of the building.

Leisure buildings

- The village retains an interesting group of public houses. The Two Pointers is perhaps the oldest survival probably of early 19th century date with an ashlar façade. The Midland Hotel is an interesting reminder of the importance of the railway. It's stable blocks to the rear



Decorative use of mixed brick and stone construction, Aberford Road

suggest an earlier date than its early 20th century refronting.

- The former cinema on Aberford Road is another building of interest, despite its art-deco style being obscured behind the current pebble-dash render.

Industrial buildings

- Very few industrial buildings survive. The mills, potteries, much of the brewery and traces of the mines and quarries have gone. One potential industrial survival is the stone 'barn' type building surviving to the rear of 140 Aberford Road which may have been connected to the quarry in this area. Another industrial building survives at the east end of Midland Street.
- The gatehouse of the Brewery has been retained amongst the estate-based residential redevelopment of the wider site.

Streetscape

Historic streetscape features contribute to Woodlesford's special character.

- Boundary treatments are important throughout the village defining public and private spaces. The majority of boundaries are formed by mid-height sandstone or brick walls. Railings above stub walls were once more common and were probably lost during the Second World War as part of the war effort.
- Surviving traditional surfaces are limited but important where they exist such as the relaid setted road surface at Airedale Terrace.
- Cast iron street signs add historic interest and quality of detail to the village and should be retained and maintained.
- The sandstone bridges taking traffic over and under the railway line at Pottery Lane and Aberford Road form focal points in the streetscape.
- The 'Woodlesford' signs at entrances to the village and the attractive public realm of the new village green strengthen the sense of place.



Mature trees, garden planting and hedges form an important element of Woodlesford's special character



The sandstone bridge crossing the railway at Pottery Lane forms a focal point in the streetscape,



Surviving cast iron street signs are a positive feature of the conservation area

Greenscape

Greenscape features contribute to the special character of Woodlesford.

- The newly created village green is a new focal point of the village. The recreation ground at Oulton Lane, reclaimed from a quarry site, is another significant green space.
- Trees are a positive feature of the village. For example, the trees along Aberford Road raise the quality of the streetscape.
- Garden plots are significant in terms of their planting and the space and setting they form to the positive buildings of the village. The loss of gardens for hard-standing has negatively impacted on character of the village.
- Hedges form part of the boundary treatments in some places, for example the terraces along Aberford Road.
- The active 'In Bloom' group enhance the village with seasonal displays.
- The bedrock outcrops around the junction of Station Lane and Aberford Road add a drama to the character of the area.
- Views to the surrounding countryside tie the village closely to its landscape setting.
- Woodlesford Lock, the canal and river are important to the character of the surrounding area and the setting of the conservation area.

Character Areas

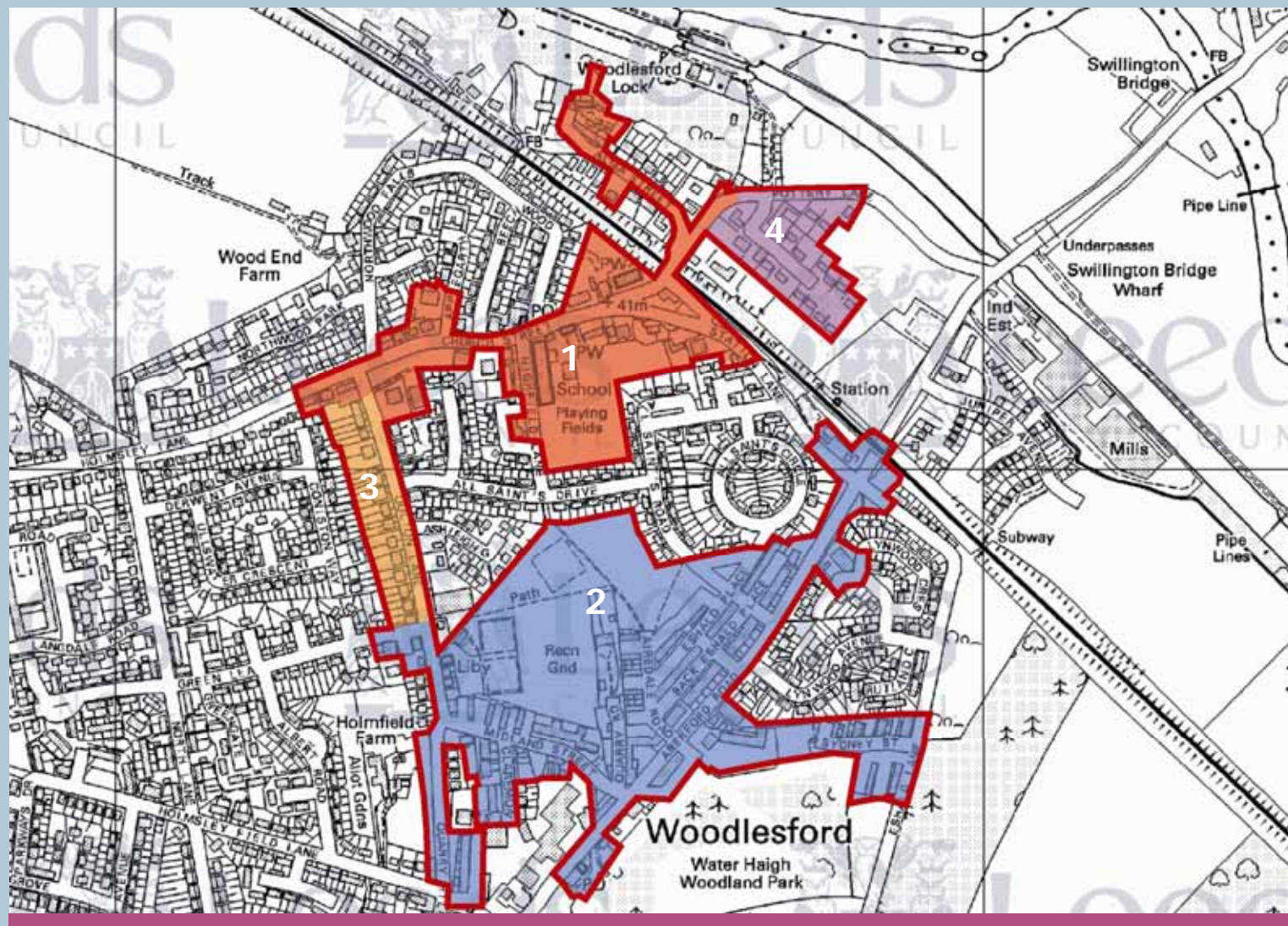
In addition to identifying broad elements of settlement character that define Woodlesford as a whole, townscape analysis has identified 4 distinct character areas. These areas have distinct qualities and characteristics often resulting from their origins and evolution, spatial form, functions and uses. Unifying the character areas is a shared sense of history and connectivity to one another.

1. Old Woodlesford - the historic village core
2. New Woodlesford - the area of grid-form 19th century expansion
3. Oulton Lane - early 20th century, red brick, semi-detached development
4. New Farmers Hill - group of distinctive late 20th century residential development.

Positive buildings

The character area maps show principal listed buildings shaded blue with a bold black outline. Unlisted structures that make a positive contribution to the character of the conservation area are shaded blue. The contribution may be in one or more of the following ways:

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



Character areas

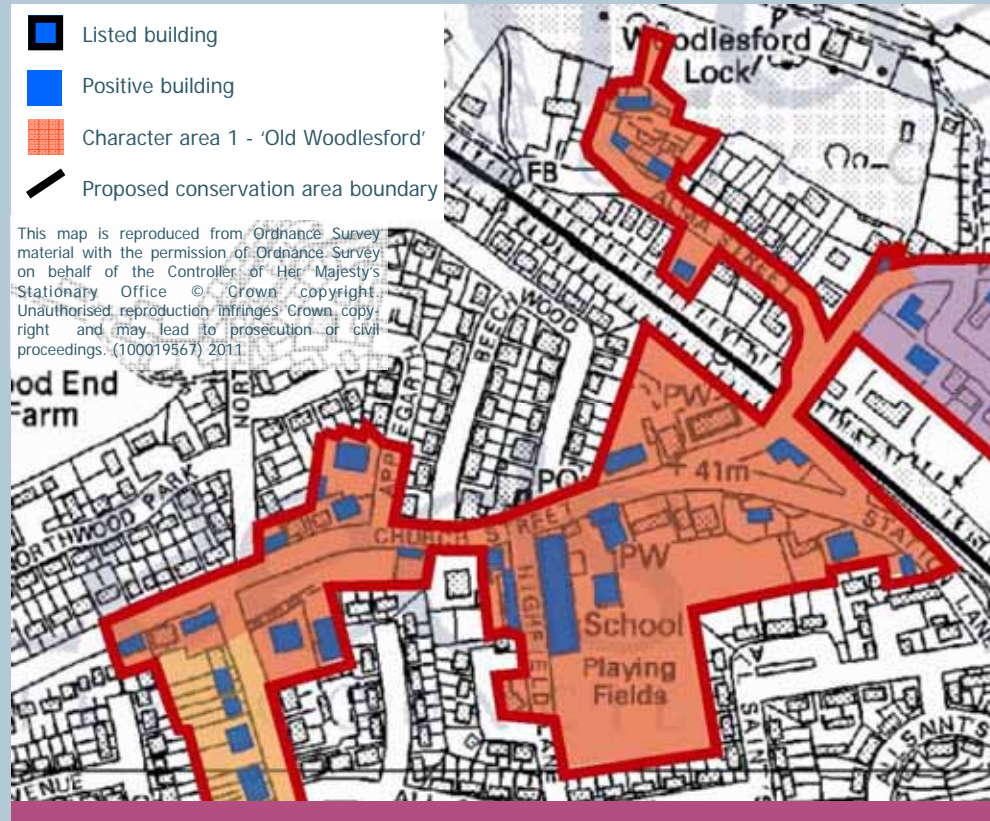
Any application to demolish a positive building will require justification taking into account the considerations at HE9.4 of Planning Policy Statement 5: Planning for the Historic Environment.

Character Area 1: 'Old Woodlesford'

This is the historic core of the village and continues to hold many of the focal points of the community including the new village green, the parish hall and the school.

Key characteristics:

- Generally level lying, but with a steep hill to the north east down to the river and navigation.
- Predominantly street-fronting ribbon development along Church Lane. Some historic development in side streets, such as Highfield Lane, and a group of surviving historic houses at the foot of Pottery Lane and Alma Street. Varied build lines define the organic character of the development in this area.
- Predominantly stone-built area with some limited use of brick and of rendered wall surfaces.
- Includes most of the historic community buildings - the former church, the parish hall, chapel and school. Also historic public houses such as the early 19th century Two Pointers and the converted former Boot and Shoe Inn.
- Some evidence survives of the former historic shopfronts.
- Residential buildings include small cottage rows, terraces, detached villas and a number of large detached



houses and mansions such as the former vicarage and Highfield House.

- Stone boundary walls are characteristic of the area with a mixture of low and high walls, in irregular rubble stone, but more commonly in squared and coursed sandstone.
- The newly created village green promises to become another community focal point and provides a greenspace amenity in the heart of the village.

- The soft landscaping and spaces of garden plots are a characteristic of this area, whether it's the small uniform plots of the terraces and cottage rows or the larger gardens that form the setting of the mid-plot detached villas and large houses.
- Mature trees add positively to the character of the village. In particular the tree at 7 Holmsley Lane contributes to the entrance to the historic village and the trees around the church and along Pottery Lane positively add to the sense of place.



The historic core retains a village-like character

Opportunities for management and enhancement:

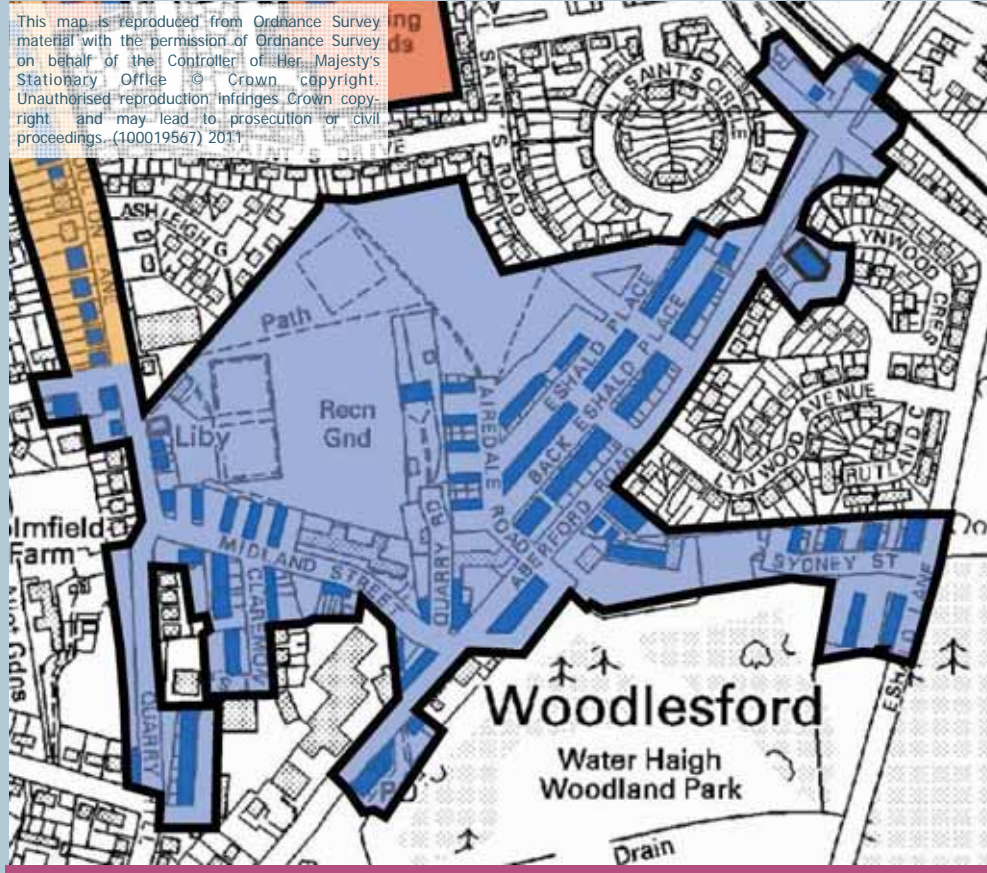
- Reinststate the church spire. This would enhance the listed building and the wider streetscape returning the building to its former glory as the iconic building of the village.
- Retain historic fixtures and features - doors, windows, roof coverings and chimneys, boundary walls etc.
- Ensure new development responds to the special character of the surrounding historic setting.
- Ensure the public realm treatment and road management measures are sympathetic to the special character of the area.
- Retain the soft landscaping and spatial contribution of gardens where they positively contribute.





Character Area 2: New Woodlesford

This area is characterised by its grid-form arrangement of stone and brick built terraces. The area initially developed in association with the extensive quarrying on both sides of the Aberford turnpike road.

Key characteristics:

- The underlying topography of the area is generally level lying with a gentle decline southwards towards Oulton.
- The grid-form of the linear terraces define the settlement form of this part of Woodlesford. The terraces follow a strictly planned layout featuring strong build lines and regular plot sizes.
- The terraces are of stone and brick construction and sometimes a mixture of the two. The repeating detail of the houses give the elevations a unified repeating design and strict rhythm marked by regular doors, windows with a vertical emphasis, chimneys and storey bands that run the entire length of the terrace. Common architectural details are monolithic lintel and sill stones often painted in the same colour throughout the whole terrace. The often blank gable ends of the terraces are a particular feature of the area.
- Most of the terraces are of two storeys. A group of larger, two and a



-  Listed building
-  Positive building
-  Character area 2 - 'New Woodlesford'
-  Proposed conservation area boundary



Distinctive brick terrace, Claremont View, Quarry Hill



The stables to the rear of the Midland Hotel are the remains of an 18th century turnpike inn

half storey terraces are located on the north west side of Aberford Road. They also feature more architectural enrichment including bay windows and carved stone lintel stones.

- The group of brick terraces off Eshald Lane were developed by the owner of Armitage Brick Works using the locally made bricks and laid out along streets named after his sons - Sydney and Bernard.

- The impressive blackened classical elevation of Eshald Mansions and the architecturally elaborate Co-Op building form local landmarks. The former cinema at 144-146 Aberford Road and the Midland Hotel with its early 20th century refrontage and earlier surviving stone stables to the rear are also of note.
- Apart from the grid of workers' housing little evidence of the former industrial activity of this area

survives. The street names and changes in ground level of Quarry Hill and Quarry Road recall the largely reclaimed quarries. An industrial building potentially relating to the



When the opportunity arises shopfront improvements could enhance the conservation area

former quarry survives to the rear of 140 Aberford Road. Another historic industrial building survives at the east end of Midland Street.

- Boundary walls are a significant feature of the area. Low level stone and brick walls are common, sometimes featuring coping stone details, gates and gateposts. Railings are likely to have been an original feature to the lowest stub walls.
- Much of the reclaimed quarry area is now public green space including the recreation ground to the north west

of the terraces that includes playground facilities and bowling greens.

- Mature trees and hedges make a positive contribution to the special character of the terraces of Aberford Road.
- Some cobbled or stone sett road surfaces add richness, texture and a quality of materials to the area.

Opportunities for management and enhancement:

- Shopfront and forecourt improvements to the Co-Op building as the opportunity arises could make the most of the quality of this local landmark.
- If the opportunity arise for the redevelopment / rebuilding of Midland House, a more sensitive building design would enhance the conservation area.
- Retain the uniformity within the terraces - retain historic fixtures and features - doors, windows, roof coverings, wall surface treatments, chimneys and boundary walls etc. Resist inappropriate dormer windows.
- Ensure new development responds to the special character of the surrounding historic setting.
- Ensure the public realm treatment and road management measures are sympathetic to the special character of the area.
- Retain the soft landscaping and spatial contribution of gardens where they positively contribute.

Character Area 3: Oulton Lane

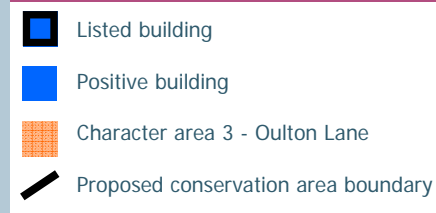
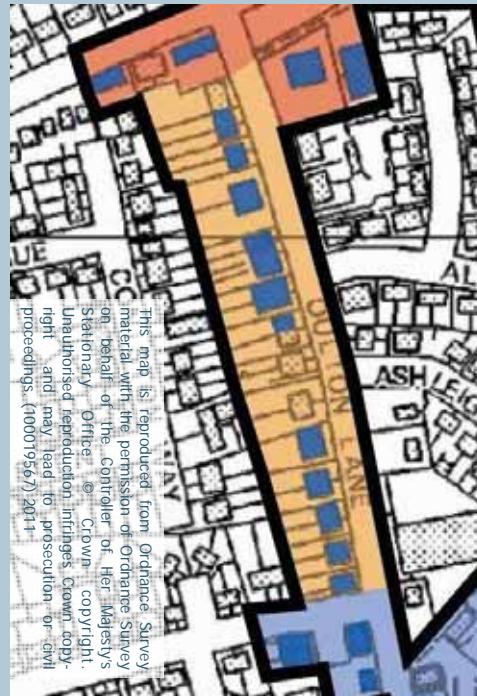
This is an area characterised by early - mid 20th century residential sub-urban development.

Key characteristics:

- Brick built semi-detached houses fronting onto Oulton Lane broadly aligned to a shared build line and set in regular plots behind front gardens.
- Some use of mixed brick and pebble-dash surface treatment. Bay windows, hipped and gable roof details are common. Stained glass details to surviving sash and casement windows and panelled doors. Chimneys are a characteristic feature.
- Brick and stone boundary walls are important to the special character of the area as is the soft landscaping and hedges of the garden plots.

Opportunities for management and enhancement:

- Retain traditional fixtures and features - doors, windows, roof coverings, wall surface treatments, chimneys and boundary walls etc.
- Ensure new development, including extensions to existing buildings, responds to the special character of the surrounding historic setting.
- Retain the soft landscaping and spatial contribution of gardens where they positively contribute.



Substantial early 20th century brick houses, Oulton Lane

Character Area 4: New Farmers Hill

This is cul-de-sac development of distinctive late 20th century residential development by Appleyard Arbor built between the 1960s-90s.

Key characteristics:

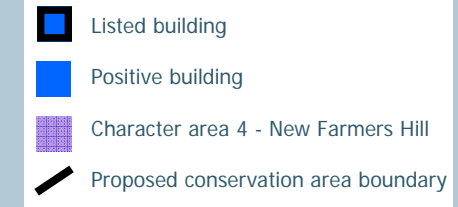
- Timber framed construction with a mix of flat roofed and pitch roof timber and brick surfaces.
- Mature trees and landscaping in the garden plots add to the positive character of the area and form an important soft setting to the strong architectural forms.

Opportunities for management and enhancement:

- Respect the form and materials of the buildings.
- Retain the soft landscaping and spatial contribution of gardens where they positively contribute.



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Distinctive architecture of the late 20th century adds to the special interest of Woodlesford



Mix of contemporary timber framed dwellings at New Farmers Hill

Management Plan: Opportunities for management and enhancement

There are a number of features and issues that currently detract from the special character of Woodlesford. 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.

Retaining and strengthening Woodlesford's distinctive sense of place

Despite the blurring of the boundaries with neighbouring places, Woodlesford retains a sense of identity that should be protected and enhanced.

Enhancements such as the creation of the new village green and Woodlesford signage are good examples of how this sense of place can be strengthened and celebrated.

The agricultural origins and subsequent industrial past of the village is crucial to its present day character but there is little to recall the past industries. Links to the quarries, mines, brickworks, potteries, brewery, navigation and railway should be remembered.

It is important that future change within the conservation area respects this former agricultural and industrial

historical character and does not seek to suburbanise the village.

Action: Ensure future change respects and strengthens Woodlesford's distinctive sense of place.

Sensitive new development in the conservation area

To be successful, any future development within the conservation area needs to be mindful of the character of the village, while being distinctly of its time and addressing contemporary issues such as sustainability. Poorly designed and detailed pastiche development can be as eroding to special character as development that shows no regard for its setting. New buildings need to respond to their setting in terms of urban design - eg layout, density and spatial separation, and architectural design - eg scale, form, quality of materials and building methods.



Improvements such as the new village green strengthen Woodlesford's sense of place and distinctive character

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
- 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.

Protecting and enhancing the character of historic buildings

The incremental loss of traditional architectural detailing is an issue and ongoing threat to the character of the village. The replacement of windows,



doors, traditional wall surfaces and roof coverings with inappropriate materials and designs negatively affects both individual buildings and the wider streetscape and can affect house prices. Insensitive alterations, such as the insertion of inappropriate dormer windows, are also detrimental to special character and should be resisted.

Surviving historic features should be maintained and sympathetically repaired. In the positive unlisted buildings identified in the Character Areas section (pages 13-16), the replacement of inappropriate, poorly detailed fixtures and fittings is encouraged.

Boundary walls form an important part of Woodlesford's character and their loss and replacement with inappropriate treatments negatively affects the conservation area. New boundary treatments should be in keeping with characteristic examples in the surrounding area.

Historic shopfronts should be retained even when redundant. New shopfronts should respect the building in which they are set in terms of responding to the proportions of the building and using high-quality materials.

Care is required to ensure that advertising signage is not detrimental to the conservation area or the appearance of good buildings. Appropriate design and placing of signs and adverts is essential to preserve and enhance the special character of the village.



Action: Respect the character of historic buildings by maintaining and sympathetically repairing surviving historic features. The replacement of inappropriate fixtures, fittings and adaptations is encouraged.

Retain historic boundary treatments and ensure new boundary treatments preserve and enhance the special character of the area.

Retain historic shopfronts and ensure that new shopfronts and advertisements preserve and enhance the special character of the area.

Resistance to inappropriate infill development and loss of garden setting

The spatial qualities and soft landscaping of the garden plots in the village are an important part of Woodlesford's character. Any proposed infill development that would damage the character of the conservation area will not be permitted.

Any development proposing the infill of a site, or the subdivision of a plot should respond to the scale, massing, proportion, layout, boundary features and materials of the positive structures within the conservation area, as well as the space in between them.



As opportunities arise, targeted public realm enhancements have the potential to strengthen the special character of Woodlesford

The loss of gardens, soft landscaping and trees, often for hard standing for car parking, has had a negative impact on the conservation area and should be resisted in future change.

Action: Resist inappropriate infill development and loss of garden settings.

Public realm

In some locations the quality of the public realm treatment negatively affects the special character of the conservation area.

A streetscape audit and rationalisation of existing signage, road markings and street furniture would provide the opportunity to clear the streetscape of any unnecessary clutter. Redundant and duplicate items could be removed and consideration given to the reduction and sensitive design and siting, scale and

grouping of fixtures, fittings and markings.

Historic street signs are a positive feature in the village and should be retained and maintained.

Environmental enhancements with sensitive public realm treatments and soft landscaping could enhance a number of focal points and key spaces in the village.

Regard should be had to the current 'Streets for All' guidance jointly published by the Department for Transport and English Heritage.

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

Tree management

Trees form an important part of the character of the area. Conservation area designation affords some degree of protection. However, to ensure that this element of Woodlesford's special character is protected and enhanced a tree strategy should be considered to assess the need for the designation of Tree Preservation Orders (TPOs), replanting strategies and other general tree management issues.

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

Action: Protect the important contribution trees make to the special character of the conservation area.

Responding to the challenge of climate change

As stated in Planning Policy Statement 5 'The historic environment has an important role to play in addressing climate change'. The retention and reuse of heritage assets avoids the material and energy costs of new development. The City Council encourages home owners and developers to find sensitive solutions to improve energy efficiency. This can be achieved through simple maintenance and repair of properties, ensuring that they are draft free and in good condition, as well as the use of microregeneration and energy renewables such as solar panels and wind turbines. Care is required to ensure that such measures do not harm the character of the conservation area.

Action: Ensure the historic environment plays a positive role in addressing climate change.

Ensure the introduction of microgeneration equipment does not harm the special character and appearance of the conservation area.

Protect archaeological remains

Archaeological deposits and building archaeology have the potential to provide further evidence of

Woodlesford's origins, development and evolution.

Archaeological remains of the historic industrial activity of the area are of particular interest including the sites of the pottery, paper mill and brewery.

Development that may disturb archaeological deposits and building archaeology may require an element of archaeological investigation in order to ensure preservation of archaeological evidence in situ or by record.

Action: Development should have regard to the archaeological record and where necessary include an element of archaeological investigation and mitigation.

Celebrate and promote historic Woodlesford

Woodlesford's history and surviving historic environment can be used as a positive asset for the village today. There are opportunities to celebrate, promote and make this special character and historic interest more accessible. Woodlesford's heritage can be used to positively promote the village for residents and visitors alike.

Woodlesford In Bloom and the recently formed Woodlesford and Oulton Action Group (WOAG) are active organisations working to protect and enhance the village. The 'In Bloom' group have secured a major enhancement to the village through their creation of the village green. They secured grant funding for its creation and have

undertaken to manage and look after it in the long term.

Future projects are planned including the introduction of an interpretation panel at the village green providing an introduction to the history of the area

Other possibilities to promote the heritage of the area could include a village trail featuring a selection of significant historic buildings and sites.

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

Setting of the conservation area

It is important that development in the setting of the conservation area does not have a negative impact on its special character.

Development in the setting of the conservation area should have regard to views into and out of the designated area, the setting of positive buildings and the general impact on the character of the area.

Consideration needs to be given to appropriate siting, layout, design and materials for development in the setting of the conservation area.

Action: Ensure that the setting of the conservation area is considered as a material consideration within the planning process.

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Secret Leeds - www.secretleeds.com

Woodlesford the story of a station - www.woodlesfordstation.co.uk

Sources of further information

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

Leeds Civic Trust, Leeds Heritage & Design Centre, 17-19 Wharf Street, Leeds LS2 7EQ Tel: 0113 243 9594

Email: office@leedscivictrust.org.uk website: www.leedscivictrust.org.uk

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

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

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

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Local guidance during the preparation of the appraisal was provided by the local Ward Members, Woodlesford in Bloom, Woodlesford and Oulton Action Group, Oulton Civic Society and Rothwell and District Historical Society.

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What is a conservation area?

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

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

What does conservation area status mean?

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

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

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

What is the purpose of this appraisal?

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

It provides a clear understanding of the special interest of Woodlesford 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 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 Statement 5: Planning for the Historic Environment and the supporting Practice Guide
- 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 Unitary Development Plan.

Community involvement and adoption

A draft version of this appraisal went through a public consultation period. A four week consultation period ran from 14 February until the 11 March 2011 and included:

- Preliminary discussions prior to consultations with ward members, Woodlesford in Bloom, Woodlesford and Oulton Action Group, the Oulton

Society and Rothwell and District Historical Society.

- A four week exhibition at All Saints Parish Hall, with access to information leaflets and paper copies of the appraisal.
- A public meeting at All Saints Parish Hall on 28 February at 7pm with a presentation and discussion session.
- Identified stakeholders and interested parties were directly notified.
- The appraisal and relevant response forms were available on the Council's website.
- The consultation was advertised with posters in the village, a press release and a leaflet drop to all addresses within the proposed conservation area boundary.

All consultation responses were evaluated and the appraisal was amended where appropriate. The Open Panel report to the Planning Board sets out the comments received and the actions taken as a result. This appraisal was formally adopted following approval at the Planning Board meeting of 22 March 2011 and became operational as non statutory planning guidance from 27 June 2011. It is a material consideration in the planning process.

This document is available to view and download on the Council's website - www.leeds.gov.uk/conservation