



Yeadon 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



Yeadon

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Summary

Summary of special interest

Yeadon has been shaped by its long and interesting history and its special character today relates to its past development from rural medieval village to industrial mill town.

The contrast between the traces of the early settlement and the industrial mill town contribute to the special character of the conservation area.

Key characteristics:

- The hill-top location and the steep scarp add drama to the townscape and impressive views in and out of the town.
- The surviving medieval form of the maze of winding lanes in Town Gate and Ivegate area contrasts strongly with the planned order of the grid-form terraces and large footprints of the mills of the industrial town.
- The plain simplicity of the early surviving 18th century buildings contrasts with the increasingly ornate buildings of the 19th century. The use of sandstone strongly unifies the built environment. The Town Hall is the unrivalled principal landmark building. The surviving mill complexes and their associated industrial workers terraces form defining architectural groups. The surviving Victorian shopfronts form an impressive feature of the town.

- Traditional stone surfaces are a particular feature of the public realm of the town and add to its special character.
- Green spaces such as Yeadon Tarn, Nunroyd Park and the Engine Fields are important. As is the strong connection of the town to its countryside setting.

Summary of issues and opportunities

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

- 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.
- Historic shopfronts should be retained and maintained. New shop fronts should preserve or enhance the special character of the area.

- New development must respond sensitively and creatively to the historic environment.
- 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.
- Development should have regard to the archaeological record and where necessary include an element of archaeological investigation and mitigation.
- 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.
- Promote and celebrate the special architectural and historic interest of the conservation area.
- Explore the potential for future enhancements and interpretation of the town's parks and green spaces.
- Resist inappropriate infill development and loss of garden settings.
- Ensure that the setting of the conservation area is considered as a material consideration within the planning process.



The impressive Town Hall is a landmark for miles around and the heart of the town centre



The industrial legacy of the 19th century textile town continues to shape Yeadon today, as at Kirk Lane Mill (1868)



19th century stone terraces define much of the townscape

Extent of the conservation area

Yeadon conservation area was originally designated in 1973. It was modified to its current extent in January 2012.

As part of this appraisal the boundary of the conservation area was reviewed and the following changes were made to ensure that the special architectural and historic interest of Yeadon is best represented.

The extensions made were substantial and illustrate how views of what is of special interest have changed since 1973. Each proposed extension to the area is justified by an assessment of its special architectural and historic interest and reflects the long development of Yeadon.

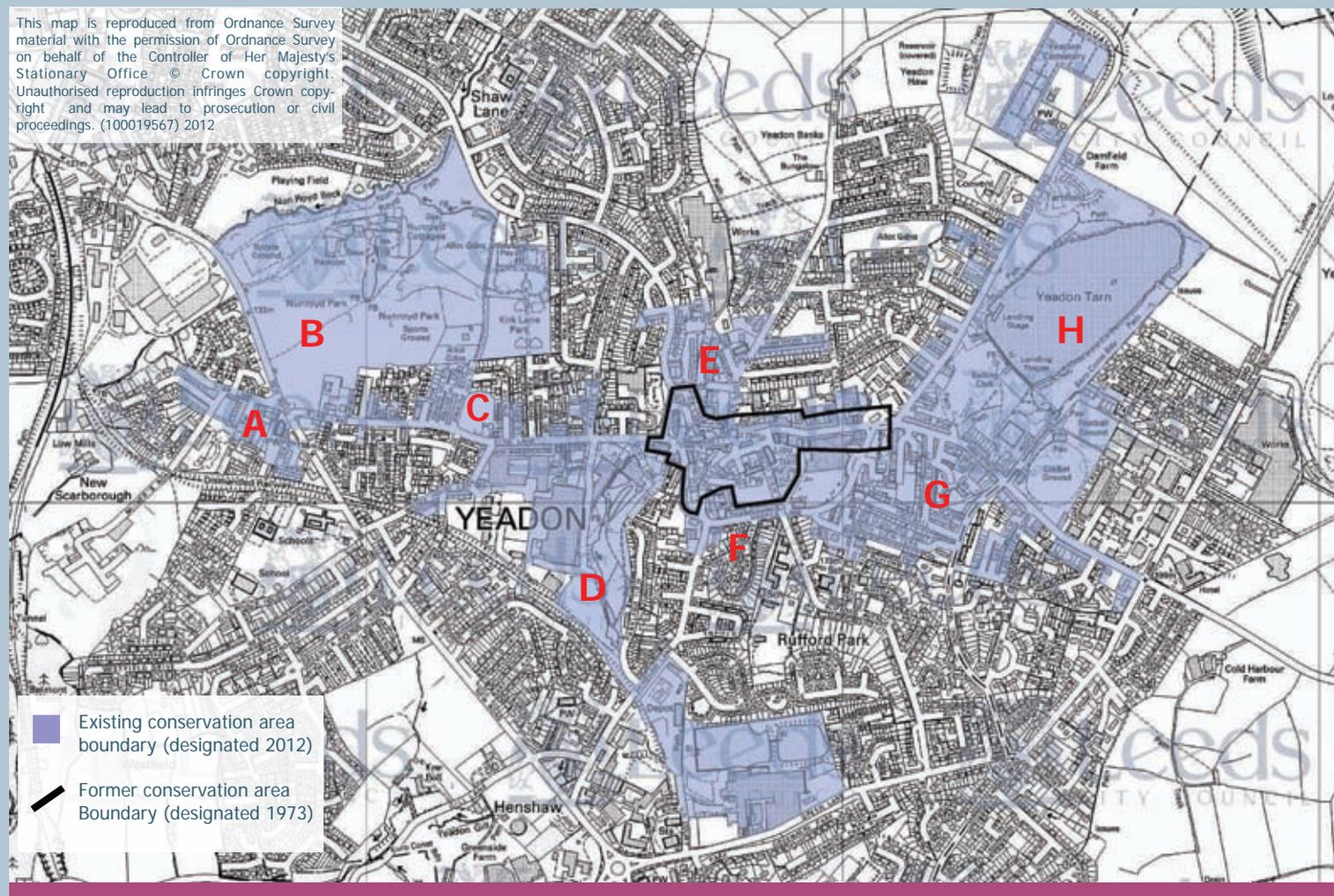
A - Extension to include the New Scarborough area, featuring a good group of late 19th century, impressive stone terraces and villa-type residences.

B - Extension to include Nunroyd Park due to its medieval connections with Esholt Priory and associated Nunnery and its special character as a substantial house and landscaped grounds of a branch of the Peate family, mill owners, and its subsequent use as a public park.

C - Extension to include stone-built terrace development along Kirk Lane part of the 19th century industrial expansion of the town.

D - Extension to include a concentration of surviving mill complexes dating from the 18th and 19th centuries to

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recognise the importance of the industrial heritage of the town, including Old Mill, Westfield Mill, Kirk Lane Mill and Green Lane Mill / Dyeworks to the far south.

E - Extension to include a mixed area of townscape to the north of the town centre including the late 19th century Church of St Andrews and associated

vicarage and a number of distinctive stone terraces.

F - Small extension to include a typical 19th century stone terrace and a group of positive historic buildings on the junction of Harper Lane and Henshaw Lane.

G - Extension to include the distinctive grid-form of 19th century industrial

workers' terraces and the ribbon development along High Street which includes a number of earlier 18th century buildings.

H - Extension to include 19th century stone-built terrace developments along Cemetery Road, Yeadon Tarn, Yeadon Cemetery and the Cricket Ground.

Location and context

Yeadon is located 13km (8 miles) to the north west of Leeds and 10km (6 miles) to the north east of Bradford. The town has good transport links being located on the A65 Leeds - Otley road and close to the A658 Harrogate - Bradford road. Leeds Bradford International Airport is immediately to the east. The nearest railway station is at Guiseley 2km (1 mile) to the north west providing access to the mainline between Leeds and Ilkley.

Yeadon forms part of the area known as Aireborough that also includes Guiseley and Rawdon and is named after the urban district council that was superseded by Leeds City Council in 1974.

Originating as an agricultural village, Yeadon became a mill town specialising in the production of woollen cloth during the 19th century. It is now a small residential town offering a range of local independent shops and large superstores. It is a popular town with convenient commuting links to Leeds and Bradford and enjoys a strong connection to the surrounding countryside.

Geology, topography and setting

Yeadon is located on a geology of sandstone and millstone grit. This geology has been exploited with local quarrying providing much of the building stone for the town. Just north



Despite extensive urbanisation and growth since the 19th century, Yeadon retains a sense of its agricultural origins and has strong connections with the surrounding countryside

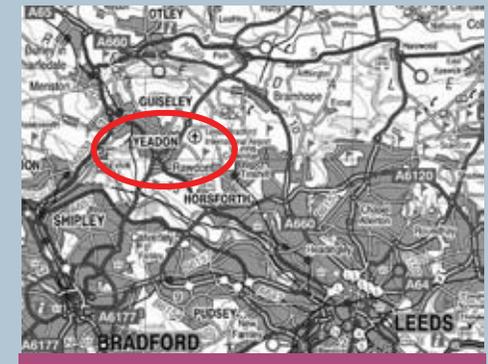
of the town centre the sandstone gives way to impervious shales overlain by boulder clay, which has allowed the formation of Yeadon Tarn; a large reservoir also known as Yeadon Dam. This is thought to originate as a natural feature but has been enlarged and engineered for industrial and now leisure uses. The cliff face above the industrial site in Milner's Lane is a designated geological Site of Special Scientific Interest (SSSI) due to its Yeadonian Stage deposits of the Namurian Series.

The town is located high up on a steep, south-facing slope overlooking the Aire

Valley and has commanding views over the surrounding countryside.

The immediate setting of the conservation area is dominated by a mixture of 20th and 21st century residential development and open fields with further dispersed rural development.

Guiseley is located 2 km (1 mile) to the north west and development between these two settlements is now nearly continuous. Nunroyd Park provides an important green break between the two towns.



Yeadon in its wider setting



The hilltop location and dramatic south facing scarp are important to the character of the town



Yeadon is located on a geology of sandstone (yellow) and millstone grit (green)

Historic development

Prehistoric and Roman activity

Little evidence for prehistoric activity has been recovered in the conservation area and its close proximity. A flint core was found at Yeadon Brow in 1955 and a cremation urn of probable late Bronze Age date was discovered in the 18th century recorded as being found in 'Town Side'. No Iron Age or Roman material has yet been recorded.

Medieval Yeadon - *Ladun*

Potentially the earliest written reference to a settlement here comes from the writings of Eddius Stephanus who in 709AD records a gift of land to Bishop Wilfrid of Ripon in 678 as being *in Gaedyne*.

In the Domesday Survey of 1086 Yeadon is recorded as *Ladun* an Old English word meaning 'high hill'. It belongs to the King and is split into two manors. During the medieval period the land at Yeadon was given to Bolton Priory, Kirkstall Abbey and Esholt Priory. Esholt Priory, also known as St Leonard's Priory, was founded in 1172 and located to the west of the town. It was an important influence on the village until its dissolution of 1539/40. The associated nunnery had parkland at what is now Nunroyd Park, *Royd* meaning clearing in a woodland. It is possible that the elongated linear lake originates as a medieval fish pond.

Throughout the medieval period it is likely that Yeadon existed as a rural village with an agricultural economy.

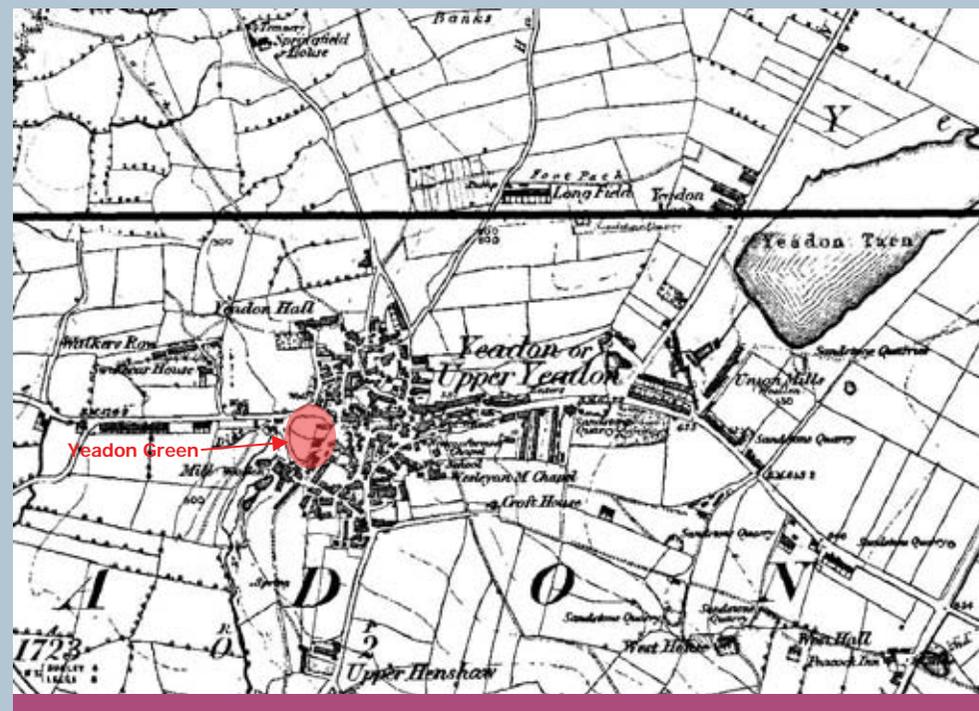
Forestry, sandstone quarrying and the domestic production of woollen cloth are likely to have been other significant activities. Evidence of the medieval strip field system is clear on 19th century maps of the area and has informed the pattern of 20th century residential development to the north of the town centre. A number of former strips remain as fields at Yeadon Banks.

The irregular settlement form shown on the historic map sequence suggests that the medieval village developed in a piecemeal, organic fashion with a radiating pattern of roads connecting the village centre to the surrounding area. Early maps suggest the medieval focus of the settlement was centred on Town Street (the Steep) and Ivegate. Yeadon Green was situated at the bottom of Town Street (and its oval form is visible in the 1848 6" map) and Yeadon Moor was on the high ground to the north of the settlement.

Post medieval Yeadon - mill town

The changes brought about by the industrial revolution transformed Yeadon from an agricultural village into an industrial mill town.

Improved communications were an important aspect of this transformation. Turnpike roads were built during the 18th and 19th centuries connecting the previously semi isolated settlement. The main road ran along Kirk Lane, Town Street and High Street from Baildon to Horsforth and Headingley. Harrogate Road was built in 1752 as the Bradford-Killinghall turnpike and the Kirkstall to



Extract from the first edition 6" to the mile map of 1848

Shipley turnpike known as 'New Road' was begun in 1825.

The production of cloth was well established in Yeadon with records from 1545 recording the sale of local cloth to Esholt Priory. By 1780 there were already 12 horse mills in Yeadon marking the first steps away from cottage production towards a fully mechanised mill system. Dixon's Mill, of 1782, is the first water powered mill in the town and survives in an altered form at 3, 5 & 7 Ivegate. It was fed by a culvert running from the Tarn and down to the Engine Fields. Old Mill, or T'owd Dog dates to 1792 and was built by Joseph Cawthray as the first steam-powered mill in the town.

The 1848 first edition six inch to the mile map shows Yeadon at the cusp of its transformation. The organic form of the village and the surrounding remains of the medieval strip field system dominate, but the landscape is also dotted with a number of mills and the first terrace rows have been built. Sandstone quarrying is concentrated to the east of the village.

The introduction of the power loom during the 1850s intensified the switch from cottage to mill based cloth production. The first power loom in Yeadon was introduced at Manor Mills in 1865 by the Bolton brothers. Between 1868 and 1888 the town saw an unprecedented period of mill



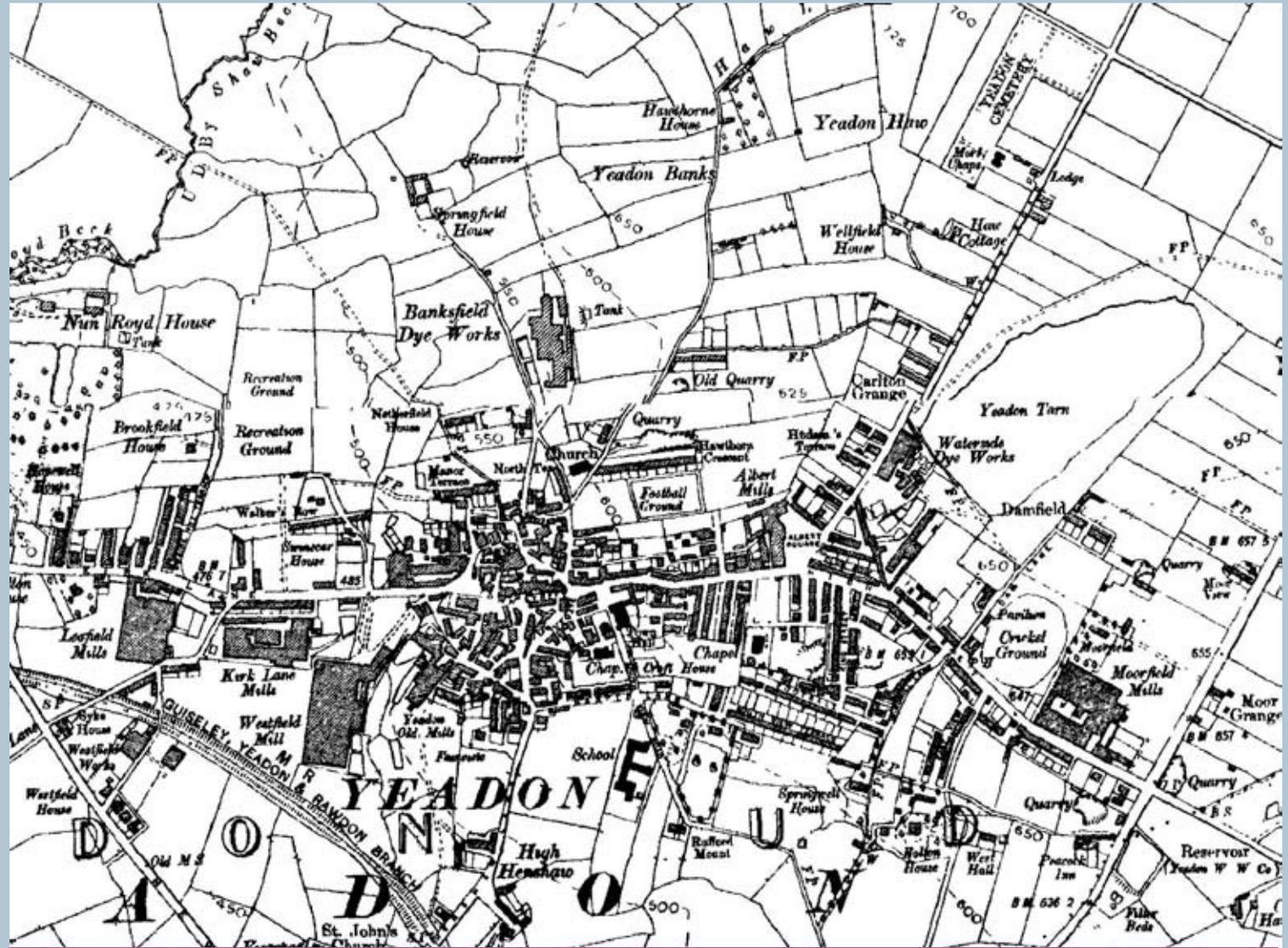
Old Mill, 1792: the town's first steam powered mill

construction with the building of Leaffield Mills, Kirk Lane Mills, Westfield Mill, Moorfield Mill and Green Lane Mill.

As well as mills specialising in woollen cloth production, the town also had a number of Dye Works - such as Banksfield Dye Works to the north of the church, Waterside Dye Works to the south west of the Tarn and Green Lane Mill following its demolition by fire in 1906 and subsequent rebuilding in 1907.

The industrialised cloth industry led to a period of rapid expansion of the town. At the 1801 census the population was put at 1,695 but by the census of 1851 this had risen to 4,109 and by the 1891 census the town's population stood at 7,396.

The second edition 25 inch to the mile map of 1906 shows the fully developed mill town. The historic core has been ringed by the large mills and the settlement has expanded to east and west along Kirk Lane and High Street,



Extract from the second edition 25" to the mile map of 1906

with long, linear terrace rows to house the expanded workforce.

As well as the workers' back-to-back and through terraces, the mill managers and mill owners were also

accommodated. End terraces were often slightly larger and more ornate and mark out accommodation for the Foremen. Larger and more architecturally detailed terraces and

villa-type dwellings housed Mill Manager's and professionals and Mill owners built themselves impressively large houses in and around the town, such as Nun Royd House.



The expanding workforce was housed in long linear terraces, such as this early 19th century example at Kirk Lane



Larger and more architecturally detailed dwellings housed the mill managers and professionals



St Andrew's Church, 1890-91 by Thomas and Francis Healey

The expanded population required services such as schools, shops, pubs and places of worship and a programme of building during the late 19th century underlined the change in the character of the settlement from agricultural village to aspirational small town. The ambition shown in the choice of French Gothic style for the new Town Hall of 1879-80 is significant. Up to this point Yeadon had not had a church of its own. Worshippers had to travel to Guiseley along Kirk Lane. Methodism was the chief religion of the town with the first Wesleyan chapel built in 1766. St Andrews Church was built in 1890-1.

Sporting and leisure activities were also a feature of the mill town. Yeadon United Cricket Club was established in 1859 through the merger of two local cricket clubs. They originally played at Nunroyd Fields but in 1865 moved to establish the surviving cricket ground behind the White Swan on High Street. W G Grace played here in 1877 and in 1878 the town team won a historic victory against Australia!

The railway was not a key aspect of the town's industrial success. The steep topography was a barrier to an easy connection to the town centre. However from 1845 onwards there were proposals for a station at Henshaw which could serve the town. In 1885 an Act was passed to allow the works, however, it took until 1894 for the Guiseley, Rawdon and Yeadon Railway branch line to open linking Henshaw to the main line at Guiseley. This coincided with the recession of the 1890s which saw the closure of some of the town's

mills. The first passenger service began in 1905 but was never regular. In 1909 the tram service was extended from Leeds linking to Green Lane and providing a relatively cheap and rapid commute. The railway was finally closed in 1964 as part of the Beeching cuts and its line has now been turned into a recreational footpath.

20th century to the present day - residential town

During the World Wars many of the mills continued to thrive. Manor Mills produced shirting for the Government during the First World War and during the Second World War specialised in the production of a felt used in the construction of self-sealing petrol tanks for air craft.

The AVRO factory operated next to Yeadon Aerodrome from 1938 to 1946 and produced many of the company's wartime planes including the Lancaster, Lincoln, York and Anson. The site is now home to Leeds Bradford International Airport.

Following the wars the manufacturing industries declined and many of the town's mills fell into dereliction, were demolished and their sites redeveloped. Others have successfully been adapted to form the core of the town's industrial and business areas to the west of the town centre.

The arrival of the Morrisons Superstore in the town centre in the 1970's saw a substantial change in the urban form of the town with the clearance of a block of the earliest workers terraces.

Much of the development of the 20th century has been defined by residential development. The first phase was the interwar housing, predominantly of red brick semi-detached houses laid along Avenues and Crescents in generous plots. Later 20th and 21st century residential building has reverted back to the use of stone facings, with properties set in a more densely developed pattern of estate-based cul-de-sacs and closes.



The line of the former railway survives as a recreational footpath

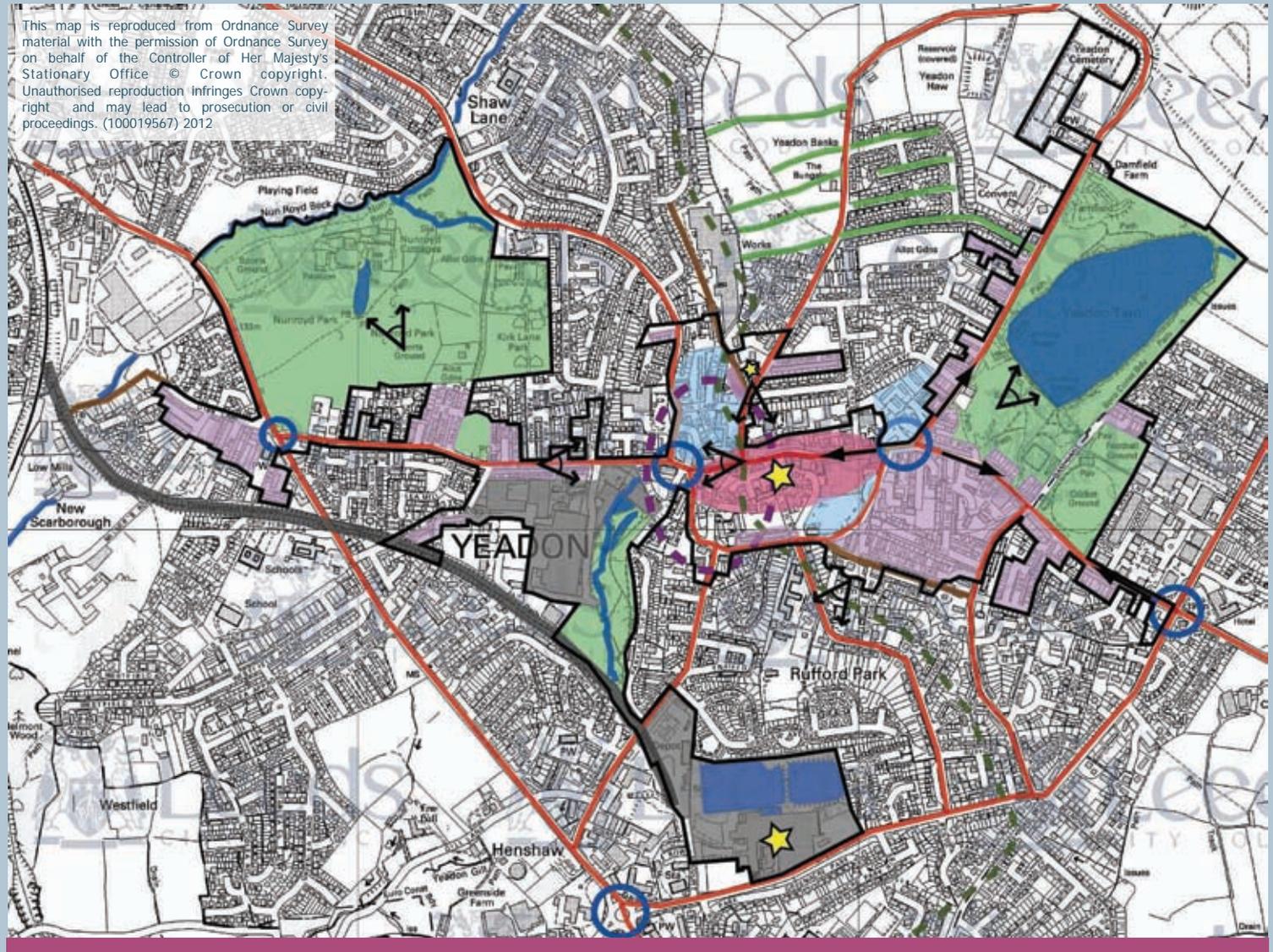


Morrison's marked another phase of development for the town

Character Analysis: Spatial Analysis

Settlement form

- The historic core of the town is set on high ground on the edge of a steeply sloping scarp. Town Street and Ivegate climb this hill and the gradient defines the dramatic character of these streets. The terrain rises again to the north with Silver Street ascending to the high ground of Yeadon Moor.
- Elsewhere the underlying topography is less dramatic and generally gently sloping or flat lying, such as along the eastern side of High Street.
- There is a marked contrast in Yeadon's urban form between the unplanned, organic development of the medieval village around Town Street and Ivegate, and the regular, linear form of the terraces laid out in a planned manner as part of the 19th century industrialisation of the town.
- Slater, writing in 1878 describes Yeadon as 'a bewildering labyrinth of yards and courts and intricate lanes' - definitely a reference to the medieval core where plot size and building orientation varies intercut by narrow cobbled lanes.
- Development stepping up the scarp forms a distinct break from the commercial core of the higher ground and the industrial area to the



Spatial analysis



The hill-top location and steeply sloping topography add to the distinctive character of the town



Views of the Town Hall are important throughout the town and the wider surrounding area



The chimneys of Green Lane Mill / Dyeworks are a significant landmark

west. Some ribbon development is set against the gradient with roof and eaves lines stepping up the slope. Elsewhere development is set on a series of terraces stacked one on the other at different levels up the hillside.

- Areas of ribbon development along the main streets, such as High Street, show a high degree of uniformity, with strict build lines that flank the pavement edge and produce strongly enclosed streets.
- A distinctive pattern of the 19th century planned industrial expansion is the grid-form created by the parallel linear terraces. In some places such as South View Terrace, Football and King Street these terraces are of a remarkably long length. Elsewhere short terraces are set perpendicular to the principal roads, for example the short stone terraces developed to the north west of Cemetery Road and the terraces to the north of Kirk Lane. Buildings are often set hard on the pavement edge or behind small front gardens.

- The large plot form and building footprints of the mill sites contrast with the fine grain of the medieval core and the regular plot division on the terraces.
- Town Hall Square is the focal point of the town centre and the principal formal open space of the town. It is a relatively new space having been created in a piecemeal manner through incremental phases of demolition of buildings which



The strong build lines of the long terraces are a characteristic feature of the urban form of the town

previously fronted onto the High Street. It provides a suitably impressive setting for the Town Hall allowing views to the adjacent former chapel and Sunday School complex.

Key views and landmarks

- The Town Hall is the principal landmark and iconic symbol of the town. Its distinctive clock tower is a dominant landmark throughout the town and for miles around.
- The chimneys of Green Lane Mill / Dyeworks are a significant landmark with long distance views into its valley floor location from Yeadon and Rawdon.
- The dramatic topography creates spectacular views both into and out of the town.
- Views out to the surrounding countryside and landscape of the Aire Valley to the west strongly connect the town to its setting.
- Views of the town from the surrounding area feature the clock tower of the Town Hall and the linear form of the terraces following the ridge of the scarp and creating a citadel character to the hilltop settlement.
- Within the town incidental views of the Town Hall tower are common. Views within some areas are tightly enclosed by the urban form and often terminate on local landmark buildings, eg corner-plot buildings that are used as opportunities for strong place-making through the use of architectural detailing such as corner entrances or corner turrets.

Character Analysis: Built environment

Architectural characteristics

Yeadon's built environment reflects its historic development and includes a number of buildings surviving from the pre-industrial agricultural settlement. However, it is the legacy of the 19th century industrial town that continues to define the character of the town most strongly.

There are 4 entries for listed buildings of 'special architectural and historic interest' within the conservation area: the Town Hall, Church of St Andrew, 3, 5 & 7 Ivegate and Willow Cottage, Ivegate. In some cases, these listings refer to more than one property and the designations may also include curtilage structures and boundary treatments. All the entries are Grade II listings.

In addition, there are many unlisted properties that make a positive contribution to the character of Yeadon. These buildings are mapped in the Character Areas section of this appraisal.

There has been a significant loss of historic fabric with the demolition of many of the mills and dye works, streets of early terrace rows, historic schools and large houses such as Leafield the mill owners house associated with Leafield Mills, also lost.

There is a poor level of survival of traditional doors and windows. However, despite this loss of historic

detail, much of quality and interest survives.

Materials

Yeadon has a unified palette of materials that strongly contributes to its special character.

Walls are of sandstone, generally faced and squared and laid in regular courses. The stone has become blackened over time adding to the robust character of the buildings.

There is a limited historic use of scored stucco but the vast majority of the town is of sandstone.

Brick is a noticeable absence only becoming widely used in the town for the interwar housing developments.

Historic roofs are of stone slate laid in diminishing courses. Welsh or blue slate became the town's common roofing material during the 19th century.

Local details

Slater writing in 1878, before the building of the Town Hall, states that 'Yeadon is noted for anything but its architectural beauty'. It is true to say that the local architectural style of the town, with a number of notable exceptions, generally features plain and simple architectural detailing.

Locally distinctive architectural details include:

- Plain monolithic stone lintels, mullions and sills to doors and windows.



Early surviving industrial workers' housing has a distinctive plain simplicity, as in this early 19th century example at Kirk Lane

- The grouping of vertical window lights into groups of two or three.
- Windows are relatively small producing facades dominated by the stone wall surface emphasising the plain and simple quality of the local vernacular style.
- Stone gutter brackets.
- Gable copings with kneelers to some of the stone slate roofs.

Important architectural groups

- *Earliest surviving buildings* - a number of 18th century buildings

survive and together with the early 19th century buildings are characterised by their plain detailing. Common features include the quality and dominance of the masonry and the distinctive grouping of window lights in twos and threes, with monolithic lintels, mullions and sills. A number of these early survivals are located in the Town Street / Ivegate area but there are also early buildings along High Street. A number of early buildings with a more rural character have been subsumed within the 19th century expansion of the town, such as at 27-



Surviving traditional architectural details are important to the special character of the town and should be cherished (end of terrace East View)

33 Otley Lane and Swincar House and Paddock House, Walkers Row.

- *Civic and religious buildings* - the Town Hall is the town's principal architectural statement. Designed by William Hill of Leeds and opened in 1880, its gothic style and richly decorated stonework remain the focal point of Yeadon. It forms a strong architectural group with the classical architecture of the neighbouring Library and former chapel and Sunday School. St Andrews Church is another notable building. Designed by Thomas and Francis Healey in an

Arts and Crafts Perpendicular style and built between 1890-91.

- *Commercial and leisure buildings* - there is a good group of late 19th century commercial buildings retaining highly ornate shopfrontages. The town has a good group of public houses including the architecturally striking Clothiers and The Aviator - both recalling important historical associations. The former Liberal Club, High Street is another impressive building in this group.

- *Mills* - the surviving mills form an important part of the character of the town. Most survivals date to the mid-late 19th century such as Westfield Mill and Kirk Lane Mill. However, earlier 18th century industrial premises survive at Old Mill and 3-7 Ivegate and Green Lane Mill / Dyeworks was largely rebuilt following a catastrophic fire in 1906.

- *Industrial workers terraces* - early examples are relatively low lying two storied plainly detailed stone terraces. Later 19th century developments are of a larger scale, although still predominantly of two storeys, and feature an increased level of architectural ornamentation - such as carved and chamfered lintels and embellished porch hoods. A number of terraces feature a larger and more ornate sometimes double fronted end terrace likely marking out a foreman's house (see picture of East View).

- *Large residences* - the surviving homes of the Mill owners, managers and professionals form an important architectural group. Nunroyd House is perhaps the largest, with a number of villas and mansions taking advantage of southern views along the edge of the ridge. Three storey and substantial two storey terraces often featuring bay windows and a high level of architectural ornamentation are concentrated on the west side of town.



The surviving mills are a crucial part of Yeadon's special character, Westfield Mills built 1888-1892



Large terraces and villas form a significant architectural group, Leaffield Villas, New Scarborough



Yeadon has a good group of traditional shopfronts, Kirk Lane

Streetscape

Historic streetscape features contribute to Yeadon's special character.

- Boundary treatments are significant in some areas. The majority are of mid-height, coursed square sandstone. Railings survive in places and were once more common. Gateways are a feature, some with ornate stone gateposts. The wrought iron gates to the park are of particular note.
- Surviving historic surfaces and newly laid traditional surfacing of stone setts and cobbles positively add to the streetscape. York Stone kerbs and gutter stones also survive in some areas.
- Attractive cast iron street signs are a positive historic feature.
- Town Hall Square is the focal point of the town centre and its recent public realm enhancement has had a



Town Hall Square is the focal point of the town centre and a public realm enhancement project has raised the quality of the space

positive impact on raising the sense of quality in the area.



Iron railings and gates were once more common. Gates to Nunroyd Park are particularly impressive survival



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

Greenscape

Green space and soft landscaping are an important part of Yeadon's special character.

- Individual trees and groups of trees are important features within the townscape, such as the specimen at 21 Kirk Lane, and the tree break at the junction of High Street and Harper Lane.
- Green spaces and landscape features are important including Yeadon Tarn, Nunroyd Park, Yeadon Cemetery and a number of allotment fields.
- Nunroyd Park retains elements of a planned ornamental landscape relating to the impressive Nunroyd House including the lake, tree formations and remains of a kitchen garden. The land was gifted to the town and opened as a public park in 1907. Ornamental gardens and recreation area dates from this period



Nunroyd Park is a beautiful amenity area for the town with an interesting history

including a bowling green with an arts and crafts inspired pavilion.

- The surviving mill ponds of Old Mill at Engine Fields and Green Lane Mill / Dyeworks form an important survival of the town's industrial heritage and also serve as valued amenity and wildlife areas.
- Gardens are a defining feature of the larger, villa type residences and terraces.
- Views to the surrounding countryside emphasise the close connection of the town and its setting.
- Nunroyd Beck and Yeadon Beck are also features of interest.



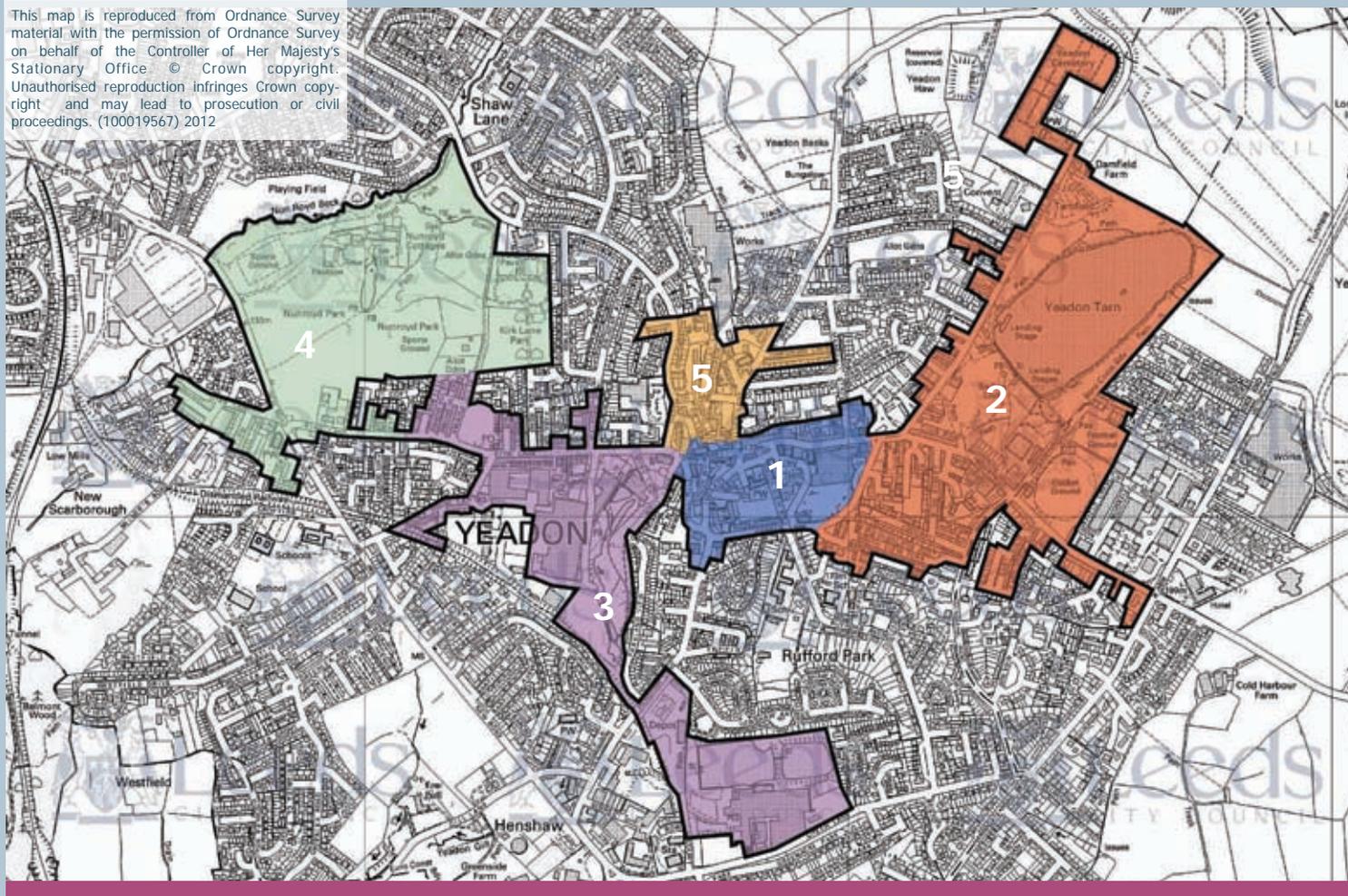
Yeadon Tarn (above) and the Engine Fields (below) offer valuable green spaces and wildlife habitats and are part of the important industrial heritage of the town

Character Areas

In addition to identifying broad elements of settlement character that define Yeadon as a whole, townscape analysis has identified 5 character areas. These areas have distinct qualities and characters, although their boundaries are often blurred. Their different characteristics are often the result of their origins and evolution, spatial form, functions and uses. Unifying the character areas is a shared sense of history, connection and interplay between the different areas - they all form part of a larger whole.

1. Town Centre - the focus of the medieval village and the main civic and commercial core of the 19th century industrial town and today's town.
2. East End - the east side of town featuring ribbon development along the principal roads, grid form terrace rows of the 19th century industrial town and Yeadon Tarn.
3. Mill Town - a concentration of surviving mill complexes and closely associated mill workers terraces of the 19th century.
4. New Scarborough and Nunroyd - area dominated by late 19th century villas, large terraces and Nunroyd Park
5. St Andrews - area to the north of the town centre focused on the church with a mixture of an early pre-industrial building range and a number of later industrial terraces.

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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 positive contribution may be in one or more of the following ways:

- Landmark buildings

Character areas

- 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.

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

Character Area 1: Town Centre

This is town centre and was the focus of the medieval settlement.

Key characteristics:

- Town Hall Square is the focus of the town centre. The impressive scale and rich decoration of the gothic Town Hall make it Yeadon's principal landmark. Its tower is a landmark throughout the town and surrounding area.
- A group of impressive civic and religious buildings around the Town Hall strengthen the sense of place in this area, as does the recent public realm improvements to the Square. The commercial use of the area is important to its character.
- The winding line of Town Street is tightly flanked by a mixture of buildings of varying ages and styles. Early survivals are marked out by their low form and use of plain monolithic lintels and mullions to paired windows. Later buildings are of a larger scale and more architecturally enriched. A number are orientated gable-end onto the street. There is a notable group of traditional shopfronts.
- Infill development is of mixed success. The sense of enclosure along the street is weakened by the set-back siting of Morrisons. However, the modern group of shops opposite The Clothiers show that new



development that responds to its historic setting can be successful.

- The character of the medieval settlement is recalled in the maze of lanes in the Town Street and Ivegata area. Traditional surfaces in some streets enhances this character.
- Town Street and Ivegata are set against the steeply sloping gradient of the hillside topography adding to the character of the area.

Opportunities for management and enhancement:

- Reintroduce a sense of enclosure to the Harper Lane townscape around the Morrisons development.
- Retain and repair traditional shopfronts. Replace inappropriate shopfronts and signage.



Former chapel of 1875 adds to the impressive architectural group around Town Square



The gently curving line of High Street is tightly flanked by a mixture of building styles



The Clothiers is amongst the impressive architecture of this area

Character Area 2: East End

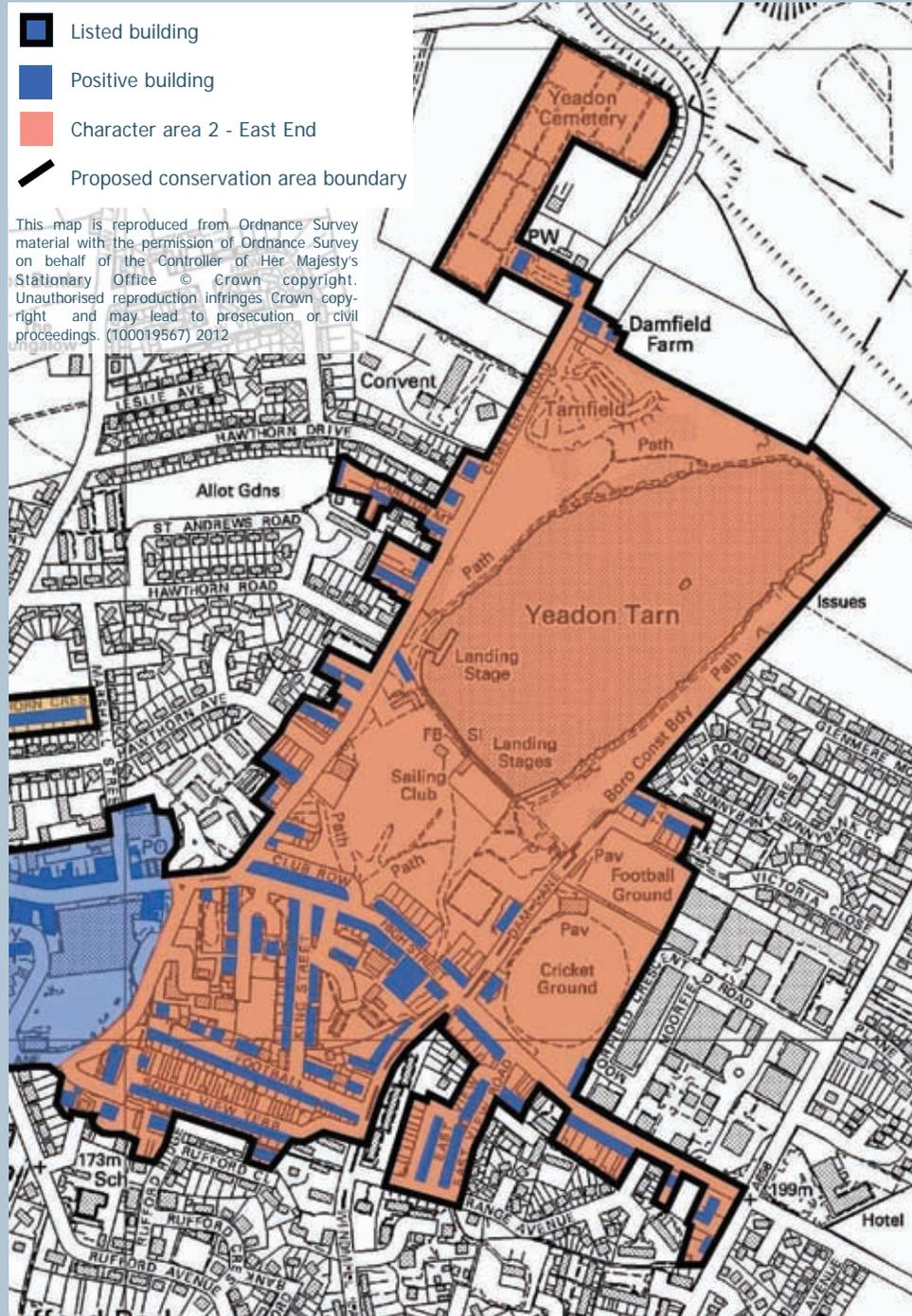
The eastern side of the historic town is dominated by the strong urban form of the 19th century industrial workers' terraces.

Key characteristics:

- Grid layout of workers' terraces. Strong build lines, high levels of enclosure, regular plot widths.
- Mix of build phases within the long terraces - variety of roof heights and architectural detail.
- Mixed ribbon development along High Street includes continued commercial use and historic shopfronts, a mid 19th century industrial workshop/warehouse with an associated large residence (presumably the proprietors house), and a number of impressive residences.
- Group of large houses set on the edge of the scarp for impressive southern views across the valley.
- Yeadon Cemetery retains a pair of mortuary chapels, impressive gate and lodge and a notable group of monuments.
- Yeadon Tarn now an important leisure and wildlife focus of the town.

Opportunities for management and enhancement:

- Public realm enhancement of informal 'square' at Alma Street.
- Retain and repair historic shopfronts.



East View is part of the grid layout of stone terraces



Mid 19th century workshop/warehouse and owners residence, High Street



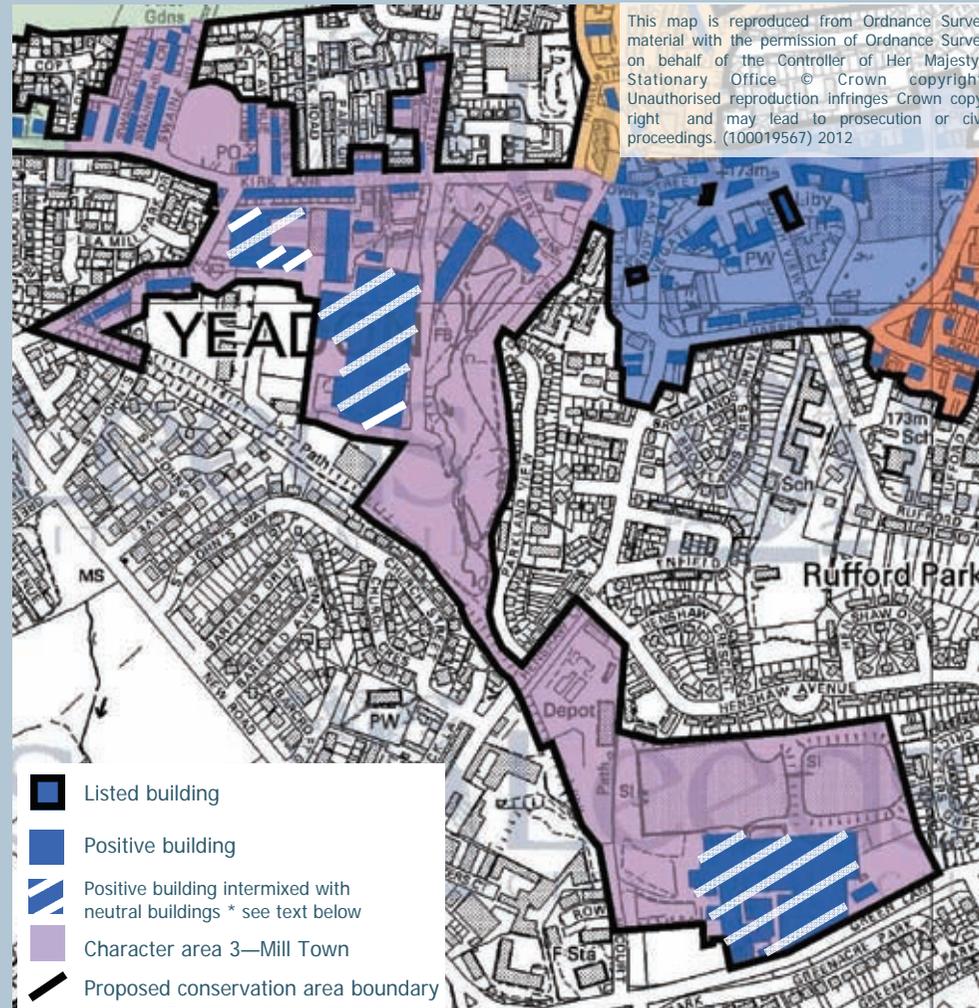
Public realm enhancements to the informal 'square' at Alma Street would enhance the conservation area

Character Area 3: Mill Town

This area is dominated by a group of surviving mill complexes and associated industrial housing.

Key characteristics:

- The large footprints of the mills give this area a distinctive urban form that contrasts with the fine grain characteristic elsewhere.
- The surviving industrial complexes are the remains of Old Mill established in 1792, Westfield Mill built between 1888 and 1892, Kirk Lane Mills dated 1868 and Green Lane Mill / Dyeworks which was originally built in 1869 as a textile mill but was largely burnt down in a fire of 1906. It was rebuilt in 1907 as a dyeworks. These industrial buildings form an essential part of the special character of the town.
- Associated with the mills are ancillary groups such as workers' terraces, stables, managers' houses and the mill ponds, sluices and goits of Engine Fields (named after the first use of steam power in the town at Old Mill) and Green Lane Mill / Dyeworks.
- The industrial terraces in this area include early and late 19th century examples unified by the use of local sandstone. There are a number of impressive historic shopfronts.



Opportunities for management and enhancement:

- Retain the industrial character of this area through the conservation of the positive industrial buildings relating to the textile mills and dye works. These buildings have historically been the main employment centres of the town and many continue in

employment and light industrial use. Future redevelopment may be required to sustain these businesses and buildings to enable them to remain viable. Equally if the existing uses are no longer viable, the buildings can be converted for alternative uses. It is recognised that within the industrial complexes positive buildings of special



Impressive architecture of Green Lane Dyeworks. Originally built in 1869 as a mill but rebuilt in 1907 following a fire



Stable ancillary building off Kirk Lane forms part of the surviving industrial heritage of the town



Typical industrial workers' terrace, Westfield Terrace, Whack House Lane, 1894

architectural and historic interest are intermixed with buildings of less special interest. In the future, selective demolition and appropriate redevelopment of parts of the sites may enable viable uses to be secured for the positive buildings of the complexes.

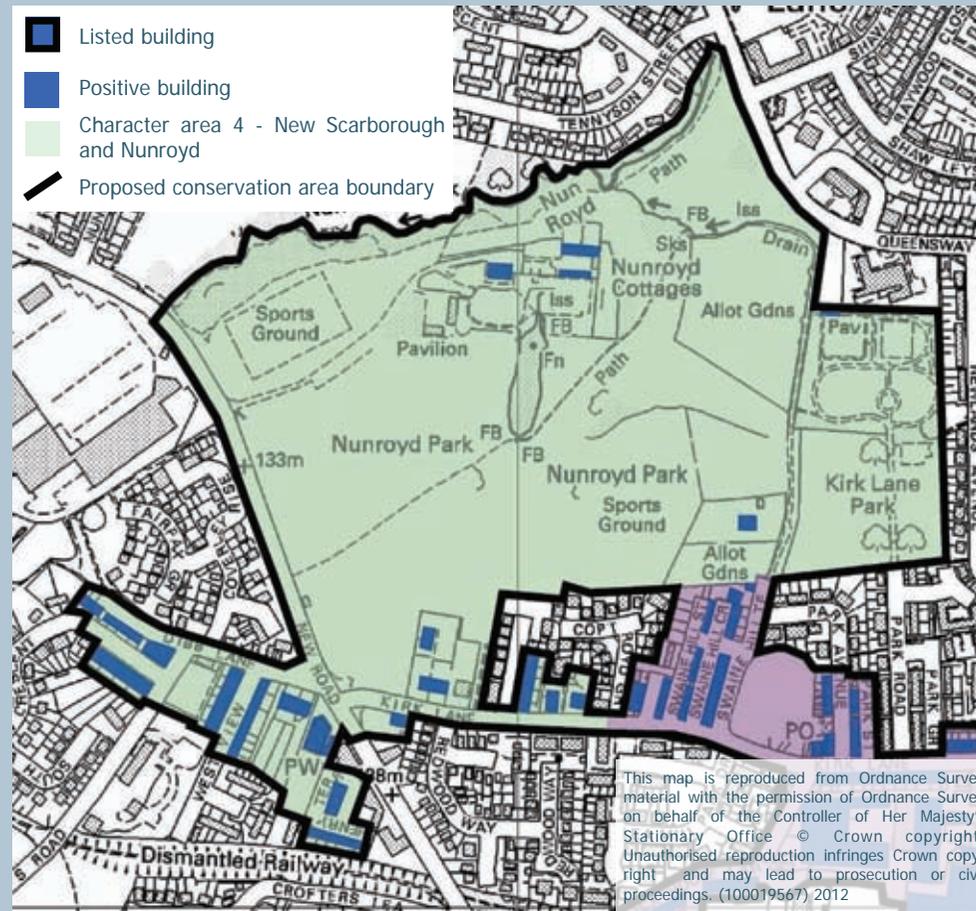
- Retain the historic shopfronts.
- Retain and reinstate traditional fixtures and fittings in the positive buildings.
- Continue to enhance Engine Fields as an amenity and wildlife space. Provide some interpretation about its industrial heritage significance.

Character Area 4: New Scarborough and Nunroyd

This area is dominated Nunroyd Park and a historic suburb of Yeadon known as New Scarborough dominated by substantial terraces and villa-type dwellings.

Key characteristics:

- Nunroyd Park forms an important green break between Yeadon and Guiseley which helps the two settlements to retain their distinct identities.
- The Park has the potential for medieval remains relating to its use by Esholt Priory and associated Nunnery. The surviving buildings and parkland landscaping relate to its phase in the ownership of a branch of the Peate family. Nunroyd House was home to a brother of Jonathan Peate owner of Ghyllroyd Woollen Mill. The eastern side of the park has the character of its public park phase that dates from 1907 to the present day.
- New Scarborough retains its character as a distinct suburb characterised by its high quality substantial terraces and villa-style terraces. It includes a good late 19th century Arts and Crafts Methodist Chapel now converted for residential use.
- The character of architecture is continued on the eastern side of New Road featuring a number of large villa-type dwellings and an impressive



mixed terrace at Maple Terrace of two and three storied town houses featuring bay windows.

- St Peter and St Paul's Catholic Church is a more recent positive building dating to 1955-56 and designed by J H Langtry-Langton.

Opportunities for management and enhancement:

- Retain and reinstate traditional fixtures and fittings.

- Continued enhancements to Nunroyd Park as opportunities arise could include securing a new use for Nunroyd House, repair of the park signage on New Road, enhancements to the lake including the reinstatement of the fountain and high quality bridges, reinstatement of the kitchen garden, enhancements to the public gardens of Kirk Lane Park area. Discreet interpretation of the park would make its historic significance more accessible.



Nunroyd House, formerly in the ownership of the Peate family, owners of Ghyllroyd Woollen Mill



Arts and Crafts former Methodist Chapel now apartments, Wesley Court, Dobb Lane



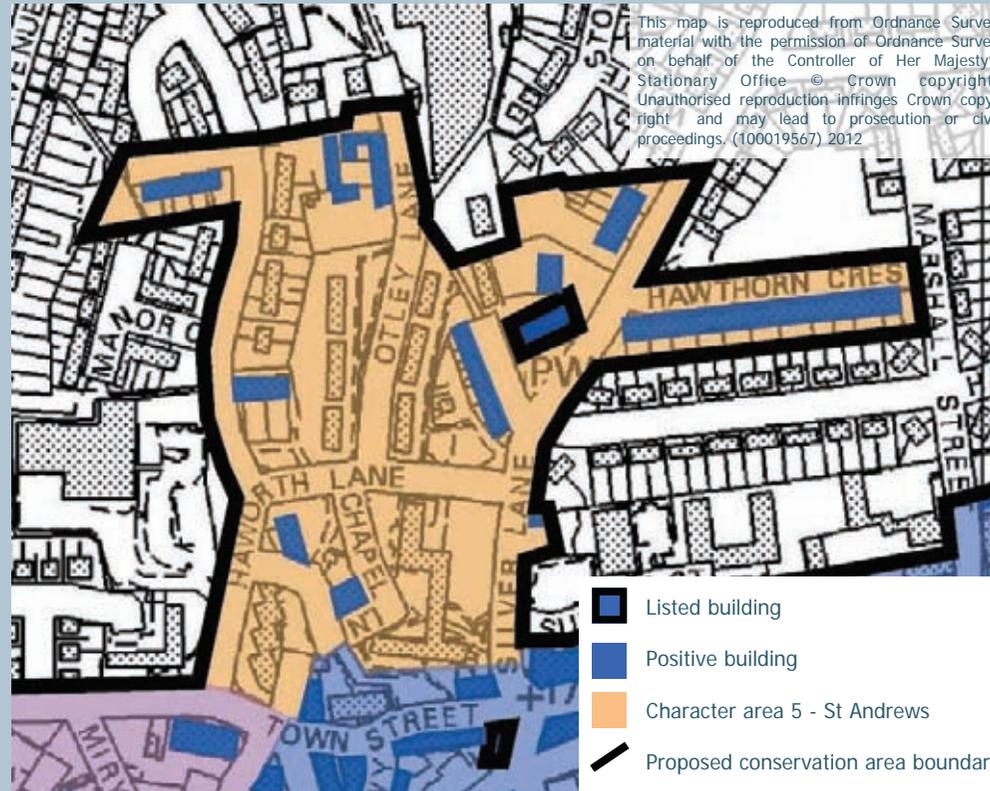
Town Houses featuring bay window details, Maple Terrace

Character Area 5: St Andrews

This is a somewhat detached area of the historic town to the north of the town centre and includes the late 19th century church of St Andrews.

Key characteristics:

- The clearance of the irregular medieval urban form that survived in this area of town until the mid 20th century has led to a tear in the urban form and the dislocation of this part of the historic town. Redevelopment offers the potential to repair this damage - see below.
- The principal building of this area is the Church of St Andrews, 1890-1, by Thomas and Francis Healey in an Arts and Crafts Perpendicular style. It is one of the few listed buildings in Yeadon and its bell turret forms a landmark feature in skyline views. The former vicarage is situated to the immediate north.
- A number of workers' terraces are included in this character area. Hawthorn Crescent being the longest, possibly associated with the former quarry opposite. A three storey remnant of a once longer terrace survives to the east of Silver Lane at Dennison Terrace and likely represents a purpose-built domestic cloth production workshop of the 18th or early 19th century.
- A distinctive footpath crossing the front of North Terrace is the remains of a historic route to Otley.



- 27-33 Otley Lane has a more rural character and is likely to have been an earlier agricultural complex predating the industrial expansion of the town.
- The stone cobbled surface of Haworth Lane helps to retain its character despite the extensive clearances along its course.
- The converted 19th century former Institute on Chapel Lane is an important historic survival in an otherwise largely cleared area of the historic town.

Opportunities for management and enhancement:

- Retain and reinstate traditional fixtures and fittings.
- As opportunities arise, repair the damage done to the integrity of the townscape by the insensitive 20th century redevelopment of this area. Ensure that new development responds to the historic urban form of the area and the underlying topography. Successful re-development of these sites has the potential to reintegrate this important part of the historic town.



Church of St Andrews, 1890-1



Dennison Terrace, a purpose-built domestic cloth workshop of 18th or early 19th century date



Former Church Institute of 1894, Chapel Lane. An important historic survival in a largely cleared area

Management Plan — Opportunities for management and enhancement

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

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 conservation area. 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.

Poor extensions and alterations, for example inappropriate dormer windows, have the same negative impact. Care is required to ensure that alterations sustain and enhance the positive character of historic buildings.

Surviving historic features should be maintained and sympathetically repaired. In the positive unlisted buildings identified in the character areas mapping, the replacement of



Surviving traditional details are important to the character of the conservation area

inappropriate, poorly detailed fixtures and fittings is encouraged.

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

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.



Traditional shopfronts should be retained and repaired

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

Shopfronts

Yeadon has a good group of historic shopfronts that form part of its special character and should be retained and sensitively repaired as necessary. The loss of historic shopfronts should be resisted.

A number of late 20th and early 21st century shopfronts are poorly designed and detract from the architectural integrity of the historic buildings in which they are set. Poor shopfronts form a negative feature in the wider street scene and as opportunities arise these should be replaced with sensitive, well designed and detailed alternatives.

The design of new shopfronts should respect the period and proportions of the building in which they are set and should use high-quality materials.

Internally illuminated fascias and illuminated projecting signs are generally not acceptable in the conservation area.

External security shutters have a negative impact on the character of streets and should be resisted. Internally fitted systems offer more suitable alternatives.

Action: Historic shopfronts should be retained and maintained. New shopfronts should preserve or enhance the special character of the area.

Sensitive new development in the conservation area

Successful new development in historic areas will:

- *Relate well to the geography and history of the place and the lie of the land*
- *Sit happily in the pattern of existing development*
- *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'

To be successful, any future development within the conservation area needs to be mindful of the character of the town, 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.

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

Public realm

The recent enhancement of Town Square demonstrates how important a high quality public realm can be in raising the perception of quality in townscape and strengthening a sense of place. In some locations poor quality public realm 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 unnecessary clutter. Redundant and duplicate items could be removed and consideration given to the reduction and sensitive design, siting, scale and grouping of fixtures, fittings and markings.

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



The recent enhancement of the Town Square area shows the importance and benefits of a high quality public realm

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 Yeadon's special character is protected and enhanced a tree strategy could be beneficial 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.

Biodiversity, parks and green spaces

Yeadon's public parks and nature areas are a key asset of the town and offer the potential for further enhancement. Future improvements should be informed by the historic character and importance of the areas where relevant.

For example Nunroyd Park and Engine Fields offer scope for future enhancements including securing a use for Nunroyd House, providing interpretation of the historic significance of these areas and looking at how these spaces can best be managed to maximise their biodiversity.

Action: Explore the potential for future enhancements and interpretation of the town's parks and green spaces.

Resistance to inappropriate infill development and loss of garden setting

Yeadon has absorbed a relatively small amount of infill development probably due to the density of its historic development and the small size of the majority of its garden plots. However, in the areas of larger plots there remains a

potential threat to the special character of the conservation area from garden subdivision.

Where permitted, future infill should respect the scale, massing and proportion of its townscape surroundings. Spaces between structures are as important to the character of the area as its buildings. Failure to respond sensitively to the surrounding historic setting can result in developments that have a detrimental impact on the character and appearance of the conservation area.

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.

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



Celebrating Yeadon's local distinctiveness, a gable mural at the terrace called 'Football' said to get its name from being on the route to the football pitch!

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.



Nunroyd Park offers scope for ongoing enhancement to the conservation area, including securing a new use for Nunroyd House

Protect archaeological remains

Archaeological deposits and building archaeology have the potential to provide further evidence of Yeadon's origins, development and evolution.

The archaeological remains of the medieval use of Nunroyd Park, the industrial complexes and the standing remains of the earliest surviving 18th century buildings are likely to be of particular interest.

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 Yeadon

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

promote the area for residents and visitors alike.

There are a number of local organisations including Aireborough Civic Society, Friends of Engine Fields and Aireborough Historical Society that are all actively working in the best interest of the town to protect and enhance it and research its history. There is scope to build on the ongoing achievements for example through the production of a town trail featuring significant historic buildings and sites and through a 'blue plaque scheme celebrating the town's historic associations.

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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1893 – Ordnance Survey 1:10, 000
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

English Heritage Images of England, listed building photographs and descriptions - www.imagesofengland.org.uk

English Nature site providing more information about the geological Site of Special Scientific Interest - www.english-nature.org.uk/Special/sssi

Historic Ordnance Survey maps - www.old-maps.co.uk

Leeds City Council online historic photograph archive - www.leodis.net

Secret Leeds - www.secretleeds.com

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), 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

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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 Yeadon 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 period of consultation ran from 14 February until the 11 March 2011 and included:

- A four week exhibition at the library, with access to paper copies of the draft appraisal, information leaflets and response forms.

- A public meeting with a presentation and question and answer session on 3 March at 7pm at the Liberal Club, High Street.
- Direct mailing to all properties affected by the proposed changes to the boundary.
- Identified stakeholders and interested parties were directly notified.
- The appraisal and relevant response forms were available on the Council's website.
- The consultation has been advertised with local posters and a press release.

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 5 December 2011 and became operational as non statutory planning guidance from 16 January 2012. 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