



Guiseley 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



Guiseley

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Summary

Summary of special interest

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

The town has a number of focal areas rather than a single dominant centre. The Town Gate area retains a village character relating to the medieval village and commercial areas on Oxford Road and Otley Road recall the prosperous late 19th century town. Surviving mill complexes along Netherfield Road recall the source of this prosperity and the town's textile industry.

Key characteristics:

- Surviving elements of the medieval village continue to shape the Town Gate area with the notable survival of the pattern of 'croft and toft' plots on the east side of Town Street.
- The large scale plots and buildings of the surviving mill complexes along Netherfield Road contrasts with the finer grain of the residential town. In some areas, such as the Wells Road area, development is arranged in a grid-form plan showing its planned nature.
- Landmark buildings include St Oswald's church tower and the mill chimney at Gordon Mills. Views out of the town to the surrounding

countryside tie the town to its surroundings.

- The use of local stone unifies the mix of architecture including 17th and 18th century farmhouses and converted agricultural buildings, weavers cottages and 19th and 20th century industrial buildings including mills, factories and workers housing. Late 19th and early 20th century commercial buildings feature high levels of architectural detail. There is also a good group of villas and impressive terraces of this date.

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 area. 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.
- Resist inappropriate infill development and loss of garden settings.
- Retain the pattern of the medieval 'croft and toft' plots to the east side of Town Street.
- Ensure that future public realm and traffic management measures respect and enhance the special character of the conservation area.
- Ensure that advertisements respect the special character of the 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.
- 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.



Guiseley retains elements of its original rural agricultural character



The continuation and legacy of the town's textile industry remains an important part of its special character



The late 19th century commercial buildings emphasis Guiseley's shift from village to town

Extent of the conservation area

Two conservation areas were designated in Guiseley in 1985. Guiseley Town Gate, covering the Town Gate and Oxford Road area and Guiseley Park Gate, covering an area to the south including Park Gate House and grounds and development on Park Road.

As part of this appraisal process the boundaries were reviewed and the Town Gate and Park Gate areas were joined into a single, enlarged Guiseley Conservation Area designated in 2012.

The modifications were made to ensure that the conservation area best represents the special architectural and historic interest of Guiseley. The modifications included:

- Extension along Otley Road to include 19th century stone terraces, Nethermoor Park cricket and football grounds, the former Station Masters House and historic surfaces of Station Road, early 20th century houses along Ings Lane, Tranfield, Back Lane, 18th and 19th century buildings at White Cross, and the important early 20th century buildings of the 1914 Tram Terminus, and Harry Ramsden's 'World Famous' Fish and Chip Restaurant.
- Extension along Netherfield Road to include mill complexes retaining 19th and early 20th century buildings of interest, New Birks Farm and The Ings public house, Ings Lane.

- Extension to include Guiseley Infant and Nursery School, early 20th century stone houses at Ashtofts Mount and a number of large 19th century villas to the north.

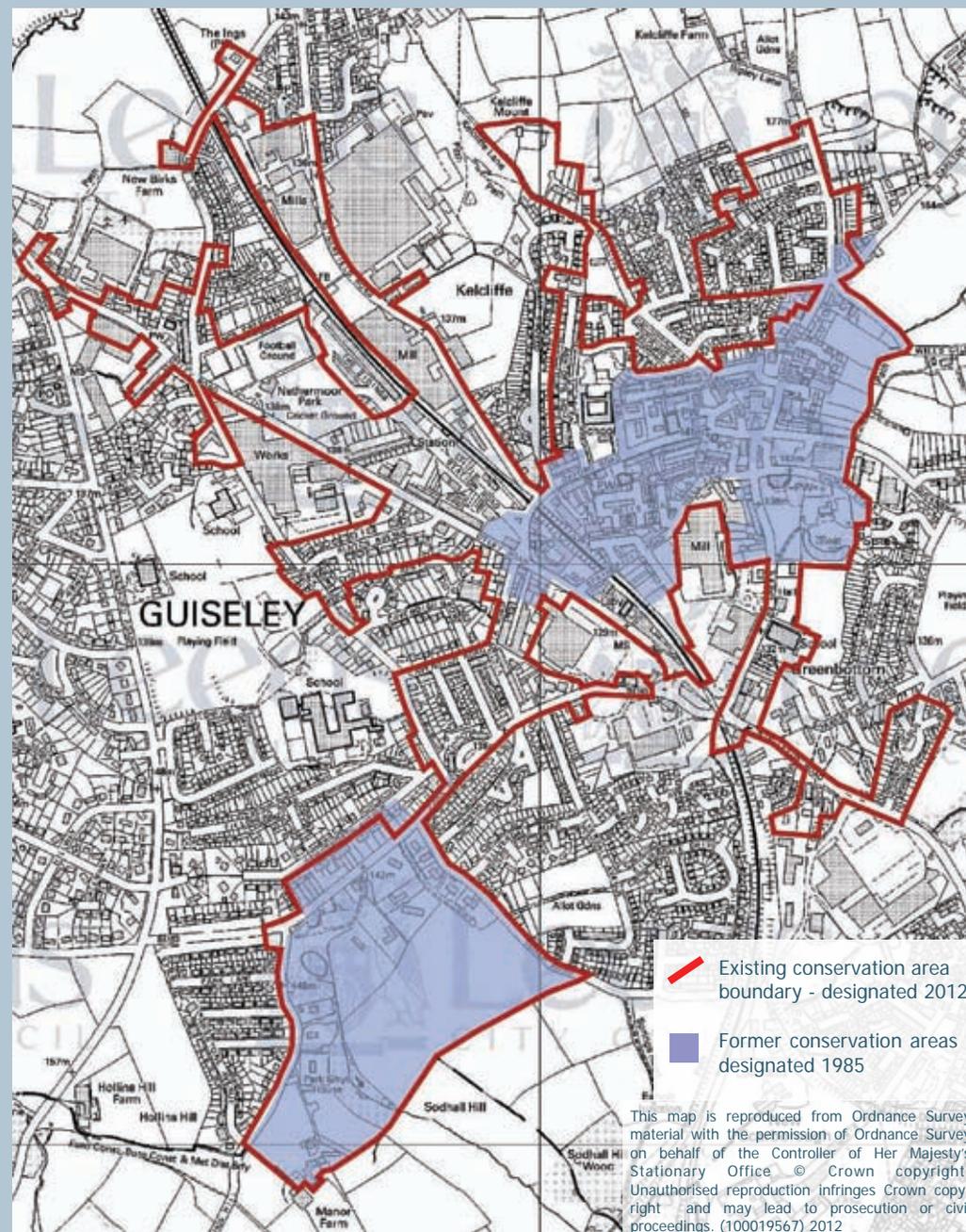
- Extension to include distinctive stone terraces at the upper part of Town Street and Mount Pleasant, and an interwar social housing development at Moorland Crescent and Avenue.

- Extension to include early 20th century stone buildings at Springhead Mill, Well Lane, 19th century development at The Green including St Oswald's Church of England Junior School, the former Town Hall and a late Victorian parade of shops, early 20th century Arts and Crafts group at Ghyll Royd and interwar housing development at Nunroyd Avenue.

- Extension to include 19th century stone properties now in commercial use, Otley Road.

- Extension to include 18th, 19th and early 20th century buildings at Park Road, Victoria Road, The Crescent and Back Lane area. The area is predominantly residential but also includes an important industrial complex at Hallam Street.

- Extension to include 18th and 19th century cottage row development at Back Lane, and 1920s residential development at Renton Avenue.



Extent of the conservation area

Location and context

Guiseley is located 16 km (10 miles) to the north west of Leeds and 14 km (9 miles) to the north east of Bradford. The town has good links located on the A65 Leeds - Otley road and close to the A658 Harrogate - Bradford road. Leeds Bradford International Airport is 6 km (4 miles) to the east. The town has a railway station on the mainline between Leeds and Ilkley.

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

Originating as an agricultural village, Guiseley 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 has a leisure centre, a library and is a popular town with convenient commuting links to Leeds and Bradford. There are strong connections to the surrounding countryside.

Geology, topography and setting

Guiseley is located on a geology of sandstone and millstone grit. This geology has been exploited with quarrying of sandstone and extraction



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

of clay for brick and tile making in the vicinity of the conservation area.

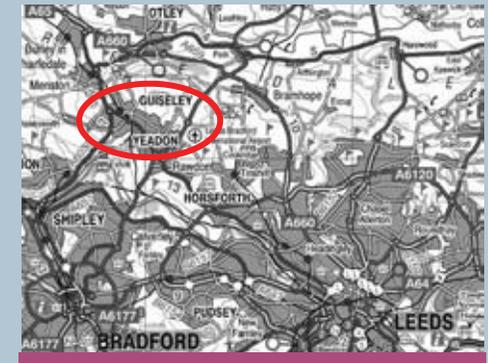
The topography of the central areas of the town is generally level lying with land rising to the north east.

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. Yeadon is located 2 km (1 mile) to the south east and development between these two settlements is now nearly continuous.

Nunroyd Park provides an important green break between the two towns.

To the west of Bradford Road lies Tranmere Park. This is a distinctive residential estate of large houses set in spacious gardens developed from the 1930s to the 1960s.

High Royds to the north west is a former asylum, now converted for residential use. This complex includes a number of listed buildings.



Guiseley in its wider setting



The underlying topography is generally level lying with land rising steeply to the north east



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

Historic development

Prehistoric and Roman activity

Evidence for prehistoric activity in the conservation area comes from a number of chance discoveries. A Neolithic (c3500 BC - 2000 BC) stone axe was found in the churchyard c1922. A middle Bronze Age (c1500 BC - 1000 BC) cremation urn was discovered prior to 1869 on Guseley Moor.

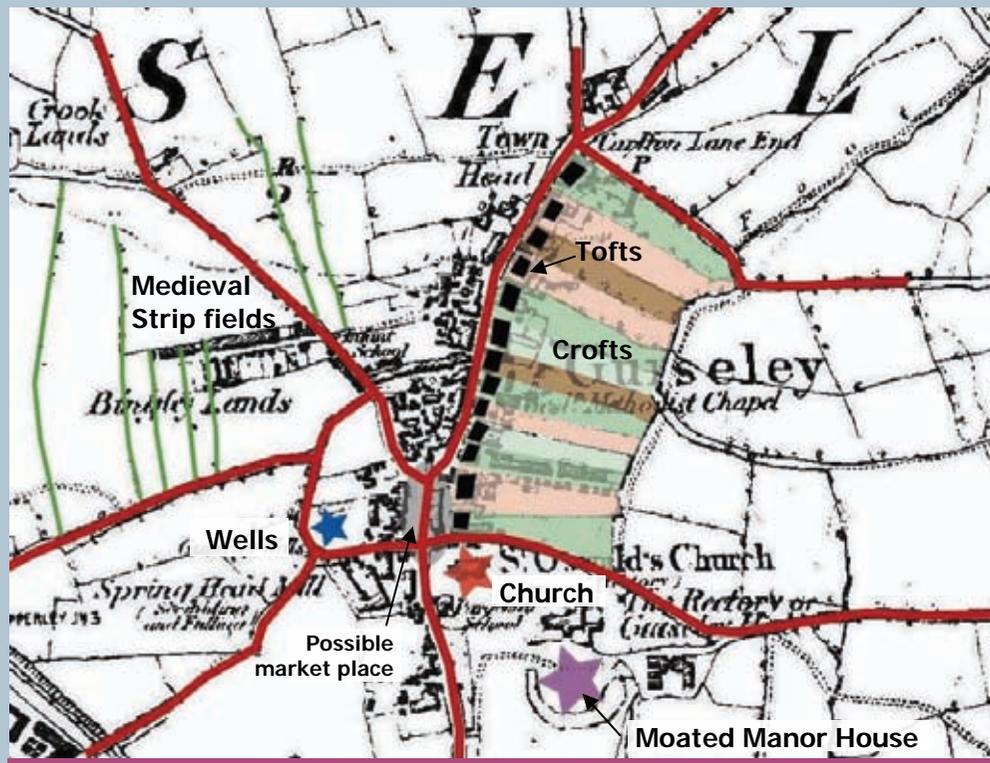
There is no known evidence for Romano-British activity within the conservation area but a Roman Road passes across Guseley Moor to the north.

Early medieval origins

Guseley is recorded as *Gislichleh* in the Domesday Book of 1086. This place name is Saxon in origin and is based on the Old English for 'Gislic's forest-glade or clearing' suggesting the origins of the settlement.

It is thought that this early settlement dates as far back as the 7th century and was focused in the area around the wells at Well Lane, the church and Town Street.

A number of fragments from a 9th century Anglo-Saxon cross were discovered reused in the north wall of St Oswald's Church. The remains of the cross and the dedication to an early saint may be evidence of a pre-conquest church at Guseley.



Schematic plan of medieval Guseley overlaid on the 1851 first edition 6" Ordnance Survey map. The remains of the planned medieval village continue to shape the Town Gate area today.

Medieval Guseley

At Domesday Guseley formed part of the manor of Otley. The entry reads *the greater part of this manor is waste* and probably reflects the destruction of the area during the 'Harrying of the North'.

Following the conquest the manor was granted to the de Warde family who rebuilt and shaped the settlement as Lords of the Manor until the end of the family line in 1522. The remains of a planned medieval village continue to shape Guseley today, particularly in the Town Street area.

The church was rebuilt in stone in the late Saxon or very early Norman period and fabric from this early building survives in the nave walls. The church was subsequently altered and extended throughout the medieval period. The Grade I listed building retains much medieval fabric including the 15th century tower.

The de Warde's ran the manor from their moated manor house to the immediate south of the church. The remains of this building survive in the grounds of the former Rectory. The crescent-shaped pond is the remains of



Guseley Wells, Well Lane. A likely focus of the early medieval settlement



St Oswald's Church retains much medieval fabric

the moat. The standing Grade II* Rectory is dated 1601 but incorporates some fabric which may be earlier

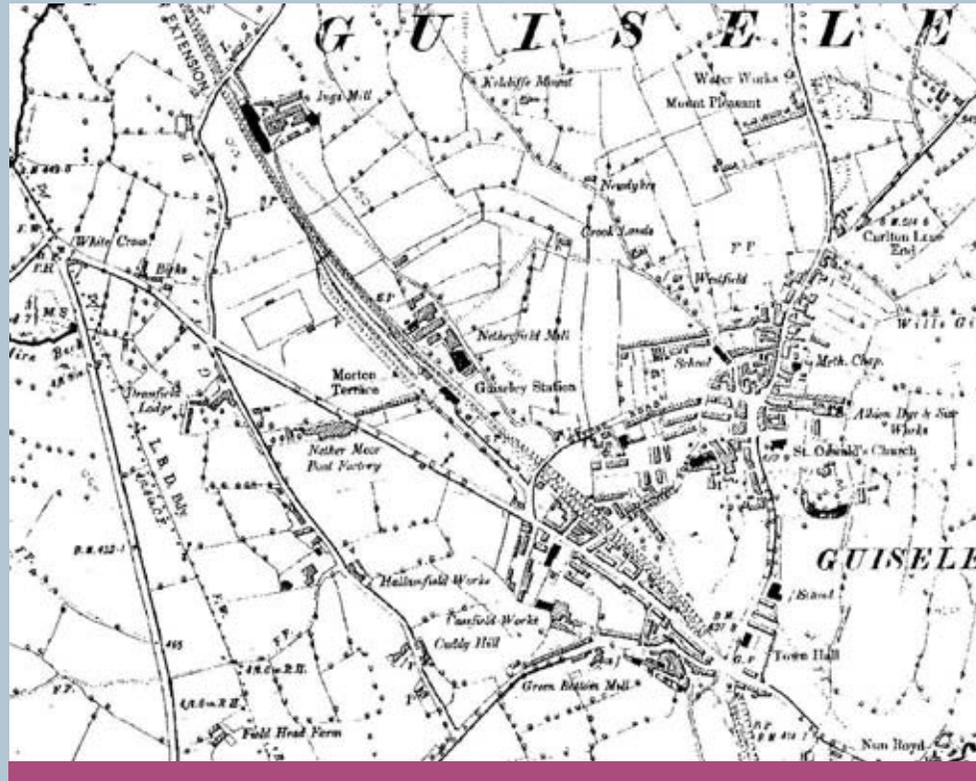
into an industrial mill town. The change was dramatic and the scale of expansion unprecedented. The first edition 25" Ordnance Survey map shows the mills, housing for the new workforce and shops, schools, chapels and services for the expanded population that so radically changed the character of the settlement.

Improved transportation and communication links were crucial to the industrialisation of the area. In 1830 the Kirkstall, Otley and Shipley Turnpike Trust opened the Otley Road Turnpike linking Guiseley with Kirkstall and Otley.

The railway had arrived by the 1851 map with the initial Leeds to Ilkley line and in 1875 the Guiseley to Bradford line was added.

As late as 1845 Mount Pleasant was built specifically for the domestic production of cloth. This terrace of 11 properties all had workshops on the upper floor and a shared taster field at the bottom of the garden plots. However, the terrace was already an outdated concept. The industrialised mill system was taking over, offering scales of economy and benefits of centralisation that saw the end of domestic cloth production.

The first mills were located to the south of Ghyll Royd fed by Nunroyd Beck. The 1851 map shows Upper Mill known to have been occupied by Thomas Cooper in 1794, Guiseley Mill thought to be the site of the medieval corn mill and redeveloped as a textile mill in 1791 and Low Mill known to have been occupied between 1800-1814 by a Mr



Extract from the first edition 6" Ordnance Survey map of 1892 showing the progression of the industrialisation of the village into a town.

Whalley. Green Bottom Mill built in 1827, Springhead Mill 1842 and Ings Mill are also shown on the 1851 map. By the 1892 edition the 6" map more mills have been developed; Netherfield Mill built in 1868, Albion Mill 1870, Back Lane Mill 1871 and Nunroyd Mill. The main period of mill expansion had come to a close by 1890. The majority of these mills have been demolished.

As well as the textile mills, Guiseley also developed as a centre for boot and shoe production, for example Nethermoor Boot Factory shown on the 1892 map off Otley Road opposite Morton Terrace.

Quarrying was another important industry that expanded during the 19th century. The earthworks of quarries either side of Moor Lane to the north of the conservation area are the remains of this local sandstone extraction. A brick and tile works on the 1892 OS map to the south of Guiseley Mill shows that clay deposits were also being exploited at this time when building materials were in high demand.

The mills and other industries attracted a new workforce to Guiseley and the population rose dramatically. The settlement expanded to the west and



Netherfield Mill 1868, now A Moon and Sons, Netherfield Road



19th century workers housing, Morton Terrace. Originally built for railway workers by the Padgett's of Tranfield House



Late 19th century Co-op building, Oxford Road

south as housing, shops, schools, chapels and other service requirements of the growing population were built.

As early as the tithe map of 1838 the first industrial workers rows had been developed along Union Street and Bingley Lands. By 1892 Oxford Road, previously a rural track known as Stephenson Lane, had been developed along its southern side and the area to the south running to Springfield Road, had been laid out with a grid of linear mill workers terraces. New development continued along the southern end of Otley Road and the impressive Town Hall of 1867 stood at the southern end of The Green showing the civic pride and self governance of the town during this period. These developments marked a shift away from the medieval focus of Town Gate with the 19th century town featuring a number of focal points.

The town's prosperity continued into the early 20th century and increasingly ornate and architecturally elaborate shops were built in the late Victorian and Edwardian periods, such as the parade at the southern end of The Green with its corner turrets and the former Co-operative building on the north side of Oxford Road with its striking corner doorways.

Large houses and villas were built to house the town's growing number of professional people. Many of these buildings show the influence of the Arts and Crafts movement of the period, such as Oxford Villas of 1895 and Ghyll Road built a little later in 1906.



Extract from the 6" Ordnance Survey revision of 1933. The large footprints of the mills, the grid-form of terraces and the start of Tramere Park are all of interest

20th century to the present day

During the 20th century the mills declined in the face of foreign competition. A number of the sites adapted to alternative light industry uses. Crompton Parkinson, makers of lamps and motors, operated from the town from the 1920s to 2004 and Silver Cross prams moved to the Liberty Mills site in 1934 finally closing in 2002.

The town retains a number of textile related businesses and a number of the historic mill sites continue in industrial use. However, the majority have been

demolished and their sites redeveloped for residential use.

Residential development has dominated the 20th century growth of the town. A number of locally distinctive social housing developments are depicted on the 1933 OS map, such as Moorland Avenue and Crescent. Tramere Park, to the west of the conservation area, was also under construction.

Large-scale commercial developments and supermarkets on the edge of the town are a particular feature of Guiseley's late 20th and 21st century evolution.



Town Hall, 1867, The Green, now Guiseley Theatre



Oxford Villas, Oxford Road. Late 19th century accommodation for the town's growing professional classes



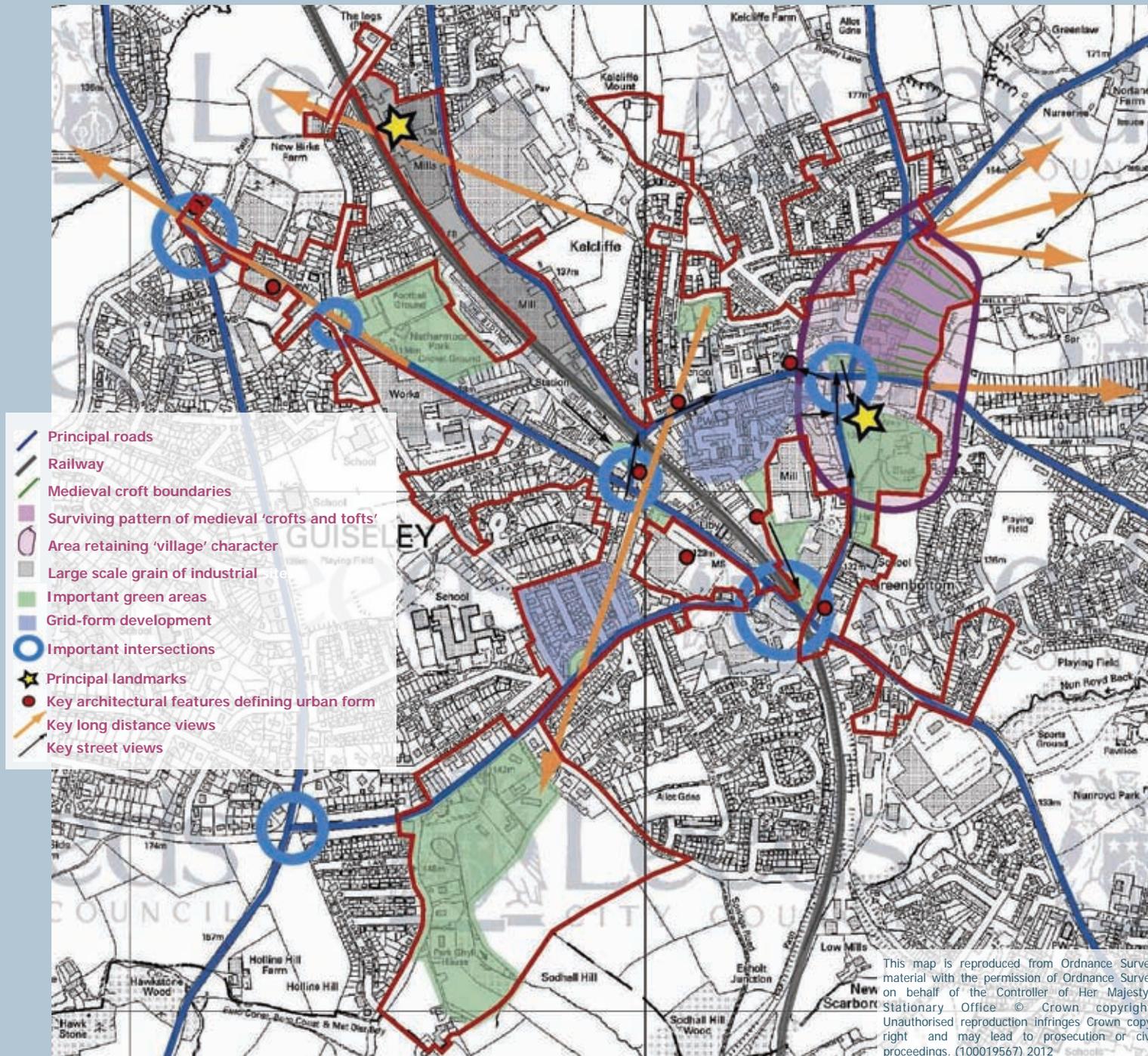
Locally distinctive inter-war social housing at Moorland Avenue

Character Analysis: Spatial Analysis

Settlement form

Guiseley's settlement form is shaped by the remains of the medieval village and its 19th and early 20th century evolution into an industrial town.

- The underlying topography of the central area of the town is generally level lying with land rising to the north east. The majority of streets follow the contour producing contained flat streetscape scenes. Other streets such as Town Street are set against the gentle gradient. Elsewhere, such as along Netherfield Road, the topography is more visible with the undeveloped fields rising from the low lying road to the Kelcliffe area on the higher ground above.
- The remains of the medieval village continue to shape the town today, particularly in the Town Street area. The survival of the 'Croft and Toft' plots to the east of Town Street and their relationship with the church, site of the moated manor house and the wells is an important survival of the medieval topography of the settlement.
- The later development of the industrial town features ribbon development along the principal roads, including the Otley Road turnpike. There are also areas of grid-form development off the main



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Mixed pattern of development, with some buildings set gable-end onto Town Street in the medieval toft plots



Town Gate forms one of the town's focal points and may have been an historic market place. Much of today's open space is the result of clearance



High density, grid pattern 19th century development, Wells Road

roads, where short terraces and semi-detached pairs are laid out in an ordered manner, such as the Wells Road, Butts Lane area and Victoria Road - Cavendish Road area.

- There is no dominant centre to the settlement. The area of Town Gate and the public space around the market cross acts as a focal point to the east and the south east end of Otley Road is the main commercial focus of the town. A number key road junctions form important intersections within the settlement form.
- The grain of plot and building development is mixed. In the older, central areas of the town there is an intensive use of space with densely packed development, a fine grain and high levels of enclosure. The uniformity of the regular plots of the linear terraces is a feature of the settlement form. Surviving industrial sites contrast with this pattern with their large plots and building footprints. The surviving mills are concentrated in a linear strip along the railway but there are a number of smaller sites within the town centre.
- Buildings are generally of two and three stories. Building siting is varied with most properties fronting onto the street set behind small front garden plots. However, others are set gable end to the road, such as in the 'toft' farmyard plots along Town Street.

Key views and landmarks

- St Oswald's church tower is the principal landmark of the eastern side of the town. The surviving mill chimney at Gordon Mills (historically Ings Mill), Netherfield Road is a landmark to the north west.
- A series of smaller landmark features help define the sense of place in the urban form including roof turrets, the use of corner doorways and buildings forming 'end stops' to streetscape views.
- Long distance views out of the settlement to the surrounding countryside are significant and help tie the town to its wider setting. To the north west views across countryside to the towers of High Royds are impressive. Views to the north east feature a distinctive copse of trees set on the high ground above the town. Views across the 'croft' plots and out to the fields on the east side of the town help to retain the sense of the medieval rural village.



The surviving mill chimney at Gordon Mills is a landmark visible for miles around



Architectural details, such as corner doorways, strengthen the sense of place



Views to the countryside link the town to its wider setting

Character Analysis: Built environment

Architectural characteristics

Guiseley's built environment reflects its historic development including a mixture of buildings surviving from the pre-industrial agricultural village and later buildings from the industrial town. The use of common materials and shared local details unites these two groups.

There are 25 entries for listed buildings of 'special architectural and historic interest' within the conservation area. A number of these refer to more than one property or feature and the designations may also include curtilage structures and boundary treatments. St Oswald's Church is a Grade I listed building denoting its 'exceptional interest'. Church Cottage is Grade II* listed denoting its 'particular importance' and 'more than special interest'. The remainder are Grade II listed structures.

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

Materials

Guiseley has a unified palette of materials. Walling material is sandstone, much blackened over the years. The stone is generally squared and laid in regular courses. Historic roofs are of

stone slate laid in diminishing courses. Stone slate was replaced by Welsh or blue slate during the 19th century. There is some limited use of red clay tile in the inter-war social housing. Brick is an unusual building material within the conservation area.

Local details

The local architectural style of Guiseley generally features plain and simple detailing. Locally distinctive architectural details include:

- Plain monolithic stone lintels, mullions and sills to doors and windows.
- 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.
- Stone chimneys with moulded detail to the early buildings. Gable copings with kneelers to some of the 17th and 18th century stone slate roofs.

Important architectural groups

- *Earliest surviving buildings* - concentrated in the Town Gate area and including the medieval Grade I listed church and the Rectory dated 1601 which includes elements of an earlier timber-framed structure. A number of 17th and 18th century houses and former farms survive



Town Street features a concentration of early surviving buildings such as the listed buildings at 51-55 Town Street of 17th and 18th century date

along Town Street, such as the Manor House dated 1681 and Upper End Farmhouse dated 1743.

- *18th and 19th century Weaver's cottages* - buildings adapted for the domestic production of woollen cloth survive in the Town Gate area. The well lit upper storey spinning and weaving workshops feature windows grouped in paired or triple lights. Sometimes the workshops were in additional third storeys.
- *19th century industrialisation* - Mills, boot factories and the terraced rows



Distinctive group of three storey buildings at the south end of Town Gate, including Hillcroft House, likely a late 18th - early 19th century clothier's house



Surviving industrial architecture is a crucial part of Guiseley's special character, as here at A Moon and Sons, Netherfield Mill, Netherfield Road

of housing built for their workforce are important to Guiseley's special character. Many industrial complexes have been lost. The tram terminus building at White Cross by Sydney Kitson of 1914 is an impressive industrial building.

- *Late Victorian civic, commercial and religious buildings* - Guiseley has a good group of ornate parades, shops, chapels and schools of the late 19th and early 20th century. The high levels of architectural decoration are a key characteristic of this group

which includes the former Town Hall at The Green of 1867, the three storey former Co-op and Liberal Club on Oxford Road and a number of banks at the west end of Oxford Road. Corner doorways, large shop windows to ground and upper floors and corner turrets are all typical features.

- *Large residences* - Villas, large semi-detached pairs and impressive terraces are an important group in the town. Park Gate House dates from the late 18th century and is the



Greenshaw Terrace, mixed row of back-to-back and through terrace workers' housing

grandest residence taking the form of a small country house. Late 19th and early 20th century villas set in large gardens are a feature. Impressive terraces and large semi-detached pairs are also common and often feature bay windows with vertical sashes, stained glass panels to windows and panelled doors and occasionally roof turrets. A number of developments, such as Oxford Villas and Ghyll Royd, feature distinctive Arts and Crafts detailing including ornate plaster and half-timbered details.

- *Inter-war social housing developments* form another significant architectural group. Moorland Crescent and Avenue and Nunroyd Avenue feature the mix of typical early 20th century vernacular-revival hipped and gable-detailed houses executed in local materials.



Architecturally elaborate late Victorian buildings, Oxford Road



Arts and Crafts villas, 1906, Ghyll Royd



Locally distinctive inter-war social housing, Nunroyd Avenue

Streetscape

Historic streetscape features contribute to Guiseley's special character.

- Boundary treatments are significant, defining public and private spaces. The majority are of mid height, of coursed squared sandstone. Hedges are typical in some areas. Railings were once more common. Gateways are a feature, some with ornate gateposts.
- Surviving historic surfaces such as the setts of Station Road, York Stone pavements, kerbs and gutter stones add interest, texture and high quality materials to the streetscape.
- Attractive cast iron street signs are a positive historic feature.
- A number of surviving historic features add interest and links to the past such as the water pump and the market cross at Town Street.



Attractive historic street signs add to Guiseley's special character



Public open area at Town Gate featuring the market cross

- The area of the wells, Well Lane is particularly significant and its public realm treatment and general presentation is sympathetic.
- The public area around the market cross, stocks and war memorial at Town Gate forms another focal point of the town. This space is perhaps less successful due to the loss of enclosure in this general area.



Historic water pump, Town Street

Greenscape

Greenscape and soft landscaping are an important part of Guiseley's special character.

- Mature trees make a significant contribution to the special character of the townscape.
- Gardens are an important part of the special character of some areas of the town. The large private grounds of the villas are a defining part of their character. Elsewhere the small front yards of the linear terraces are a typical feature.
- The former grounds and wider parkland of Park Gate House form an important element of the green space of the conservation area.
- Hedges form characteristic boundary treatments in some areas of the town.



Public green space at Station Road

- The soft-landscaping of the inter-war social housing areas of Moorland Avenue and Crescent and Nunroyd Crescent is an integral part of their special character. The grass verges, central area and trees all form part of the planned design.
- Informal public green spaces are positive features in the conservation area - for example the triangular area at the junction of Station Road and Oxford Road.
- The survival of the medieval croft plots to the east of Town Street is particularly important feature of the conservation area.
- Views to the surrounding countryside emphasise the close connection of the town and its setting and helps retain a sense of Guiseley's historic rural character. This is particularly true in the Town Gate area where the medieval crofts abut the fields.



The surviving medieval crofts form an important element of the greenscape of the town

Character Areas

In addition to identifying broad elements of settlement character that define Guiseley as a whole, townscape analysis has identified 5 distinct character areas. These areas have distinct qualities, although their boundaries often blurred. Their character often results from their origins and evolution, spatial form and functions and uses. Unifying the character areas is a shared sense of history and connectivity to one another.

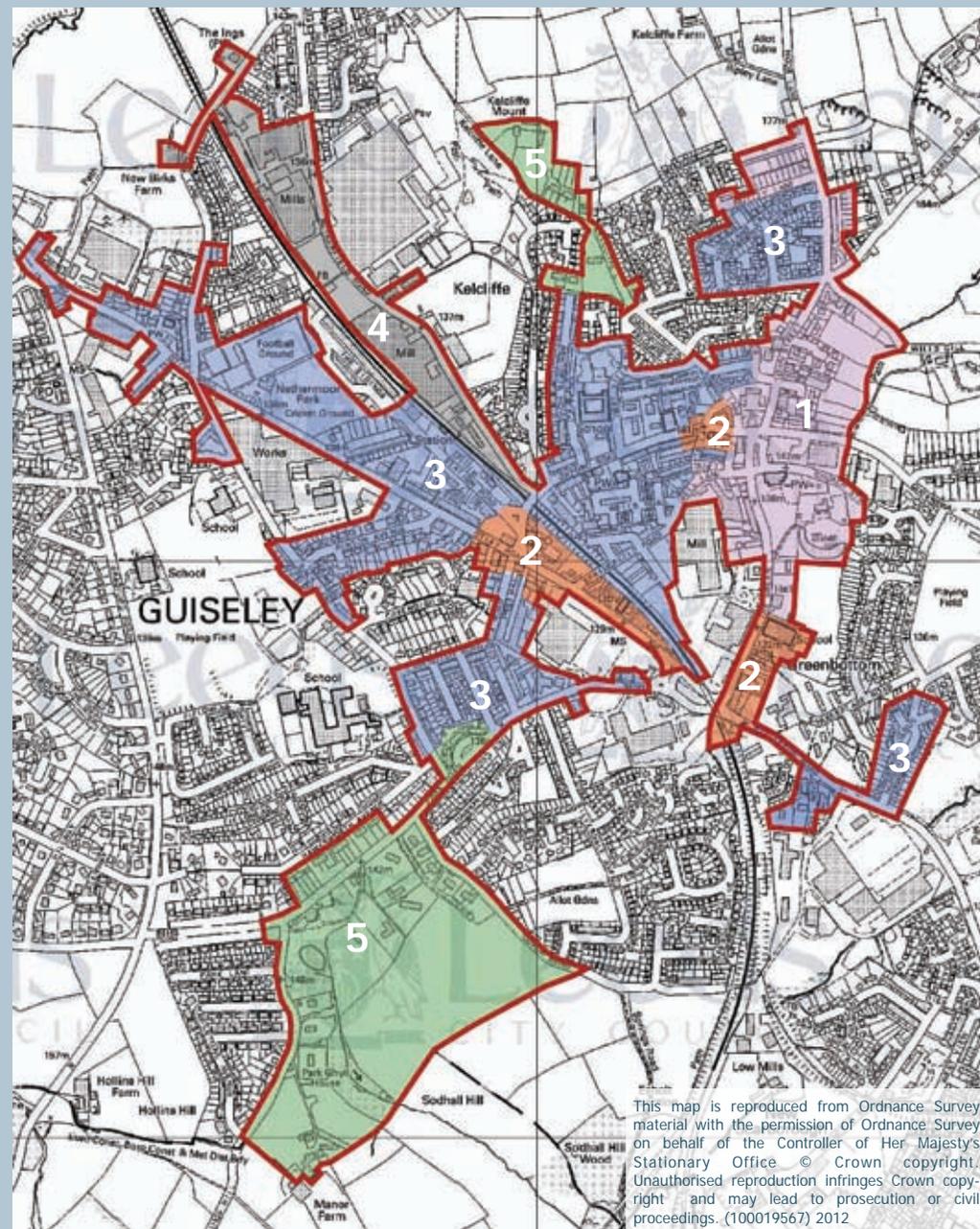
1. Town Gate - the area of the medieval village and still dominated by a rural, village character.
2. Civic and commercial town - the areas of Guiseley that developed as the focal points of the 19th century industrial town.
3. The residential town - largely residential areas of the town with 18th, 19th and 20th century development.
4. Mill town - area dominated by the industrial character of the town's few surviving 19th century mills.
5. Park Gate and Kelcliffe - Park Gate House, villas and large houses of Park Road and Kelcliffe area.

Positive buildings

The character area maps show principal listed buildings shaded green with a bold black outline. Unlisted structures that make a positive contribution to the character of the conservation area are shaded green. 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.

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 areas

Character Area 1: Town Gate

This is the area of the medieval village and it retains a rural, village character that contrasts with the more urban nature of the rest of the conservation area.

Key characteristics:

- This area continues to be shaped by the settlement form of the medieval village. The church, site of the moated manor house and later the Rectory, the wells and the distinctive pattern of 'croft and toft' plots on the east side of Town Street are all important medieval survivals.
- Town Street is set against the rising gradient emphasising the feeling of arrival at Town Gate which together with the public open space around the market cross forms one of the focal points of the town.
- The toft plots still hold a concentration of historic buildings including farmhouses and converted agricultural buildings sometimes set gable-end to the street and arranged around small yards. Elsewhere buildings generally front onto the street set behind small front gardens.
- The croft plots have absorbed substantial amounts of recent residential development but retain their distinctive linear pattern. The relationship with the surviving undeveloped strips and the surrounding open countryside is

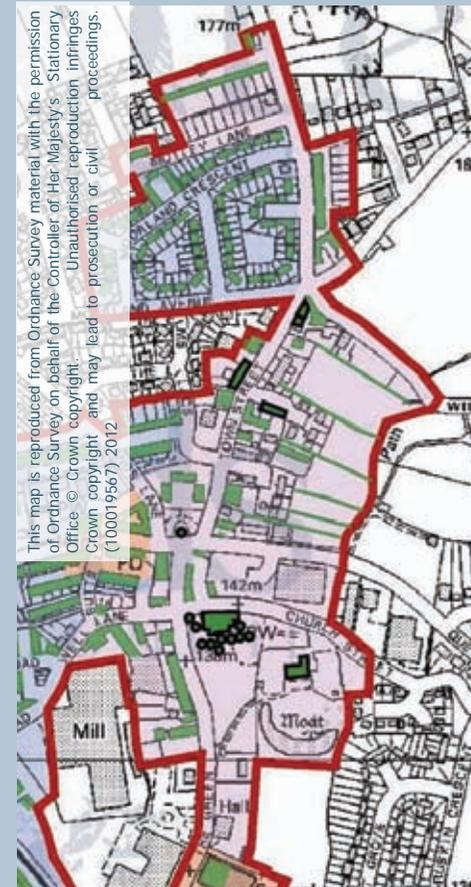


important to the character of the town.

- This area has the concentration of the town's earliest surviving buildings and listed buildings. A significant group of 17th and 18th century structures includes farmhouses, high status residences and weaver's cottages. The Grade I church is the principal landmark building. Later 19th century stone terraces also make a positive contribution to the special character of the area.
- The concentration of historic public houses around Town Gate adds to its sense of being a focal point.
- The early 20th century street-fronting stone buildings of Springhead Mill make an important contribution to the setting of the wells and views to the church as well as forming part of one of the few surviving industrial complexes in the town.

Opportunities for management and enhancement:

- Retain the pattern of the medieval 'croft and toft' plots.
- Reinstate a sense of enclosure at the top of Town Gate where clearance



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has damaged the townscape. Environmental improvements including public realm treatments and soft landscaping could help to strengthen this area as a focal point of the town.

- Any future appropriate redevelopment of the Drop Inn site offers the potential to enhance the conservation area and reconnect it with its historic setting in terms of building design, urban form and sense of enclosure.



Town Gate formed original heart of the medieval settlement



The surviving medieval 'toft' plots feature clusters of buildings retaining their rural agricultural character



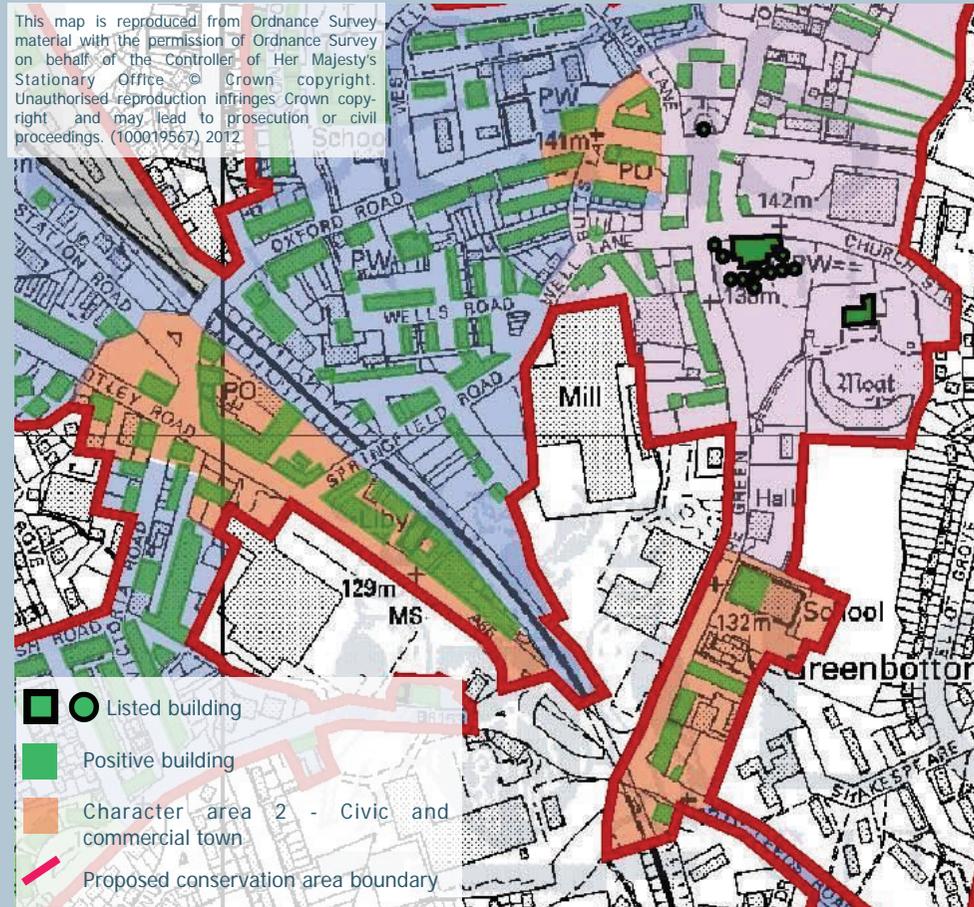
Any future redevelopment of The Drop Inn site offers the opportunity to improve levels of enclosure and architectural form

Character Area 2: Civic and commercial town

This character area includes three areas that developed as the commercial and civic focal points of the 19th century industrial town.

Key characteristics:

- The three areas have a distinctly urban character in contrast to the village character of the Town Gate area (Character Area 1). They form the main commercial areas of the conservation area.
- There is a concentration of purpose built commercial and civic buildings of mid-late 19th century date. These large buildings are generally of three or two and half storeys and of a more imposing scale than the neighbouring residential buildings. They feature higher levels of ornate architectural detail than seen elsewhere. Door and window enrichment, shop fronts to ground floors and display windows to first floors, corner doorways and corner turrets are all notable features.
- Residential properties have also been converted to commercial use such as at 1-5 Oxford Road where the former front garden plots have been lost to a forecourt area that offers an opportunity for future enhancement.
- The former Town Hall of 1867, now Guiseley Theatre, and the adjacent parade of shops with its distinctive corner turret are a strong



architectural group at the south end of The Green.

- Development along Otley Road facing the Morrisons supermarket complex is the most comprehensive shopping street in the conservation area. The street is made up of adjoining short terraces of 3-5 properties of two and three storeys. The universal use of stone unifies the streetscape.

Opportunities for management and enhancement:

- Maintain and retain surviving historic shopfronts. Replace inappropriate shopfronts.
- Enhance the gable end of 1 Lands Lane potentially through a public realm and soft landscaping scheme to the adjacent pavement area.



Residential properties converted for commercial use, 1-5 Oxford Road



Late Victorian commercial terrace with corner turret and detailing, The Green



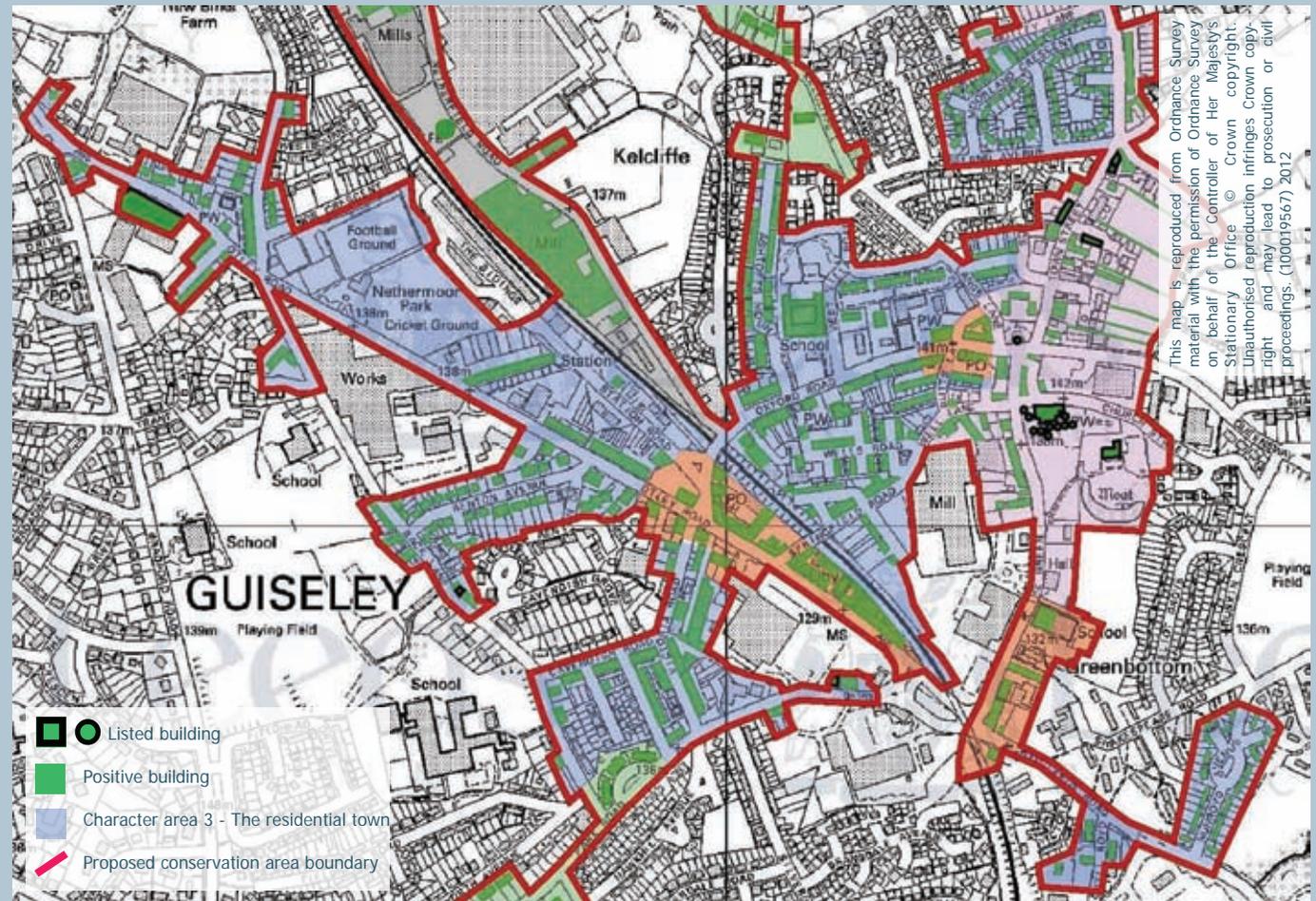
Three storey 19th century terrace, now in commercial use, Otley Road

Character Area 3: The residential town

This character area covers the largely residential areas of the town.

Key characteristics:

- Earliest survivals in the area include a number of 18th century farmhouses including the grade II listed 28 Back Lane dated 1725, 50 Park Road of early-mid 18th century date and unlisted 120-122 Otley Road.
- Stone terrace rows are a characteristic of the area. Of two and three storeys these linear forms are built as ribbon development along roads eg Otley Road, arranged in grid-forms eg area of Wells Road and built as standalone developments set off the main roads eg Morton Terrace. Architectural detailing is mixed with some terraces being plainly detailed with the typical monolithic lintels, mullions and cill details. Other terraces feature bay windows and ornamentation to doors and windows. Boundary walls are important in these residential areas.
- There are a number of non-conformist chapels which contribute to the special character of the area, for example Guiseley Baptist Church, Oxford Road.
- The early 20th century Guiseley Infant and Nursery School, Oxford Road is a significant building and forms a good group with the terraced and semi-detached plainly detailed houses on Ashtofts Mount. A number



18th century farmhouse surviving at 28 Back Lane



Grid layout of stone-built terraces, Wells Road area



Guiseley Baptist Chapel, Oxford Road, dated 1883



Distinctive early 20th century semi-detached properties, Ashtofts Mount

- of properties here retain good Arts and Crafts doors and windows.
- More elaborate Arts and Crafts detailing characterises the properties of Oxford Villas and Ghyll Royd.
- Nunroyd Avenue and Moorland Avenue and Crescent are good inter-war social housing developments. Renton Avenue is of a similar date. All these developments show the successful use of local materials combined with contemporary architectural designs.
- An important historic industrial complex survives at Hallam Street.
- Tranfield is a notable early 19th century residence with impressive gateway and converted stable block.
- Nethermoor Park including the cricket and football grounds is an important greenspace. The sports grounds are historically significant already being in existence at the 1908 Ordnance Survey map. Another greenspace to the south of Springfield Road is of amenity value and offers an opportunity for future enhancement.
- Harry Ramsden's, the famous fish and chip business, started in Guiseley. The original hut that Harry started trading from in 1928 is set



Oxford Villas, Oxford Road, 1895, feature elaborate 'Arts and Crafts' architectural details

behind the 'fish and chip palace' built in the early 1930s.

Opportunities for management and enhancement:

- Maintain and repair historic fixtures and fittings. Resist the loss of boundary walls to create parking areas in front gardens.
- Scope to further enhance the greenspace to the south of Springfield Road.
- Any future redevelopment of the Harry Ramsden site should be a high quality scheme that celebrates the site's historic associations with



An impressive early 20th century Fish Restaurant, Victoria Road

appropriate interpretation material and safeguards the future of Harry's Hut.

Character Area 4: The mill town

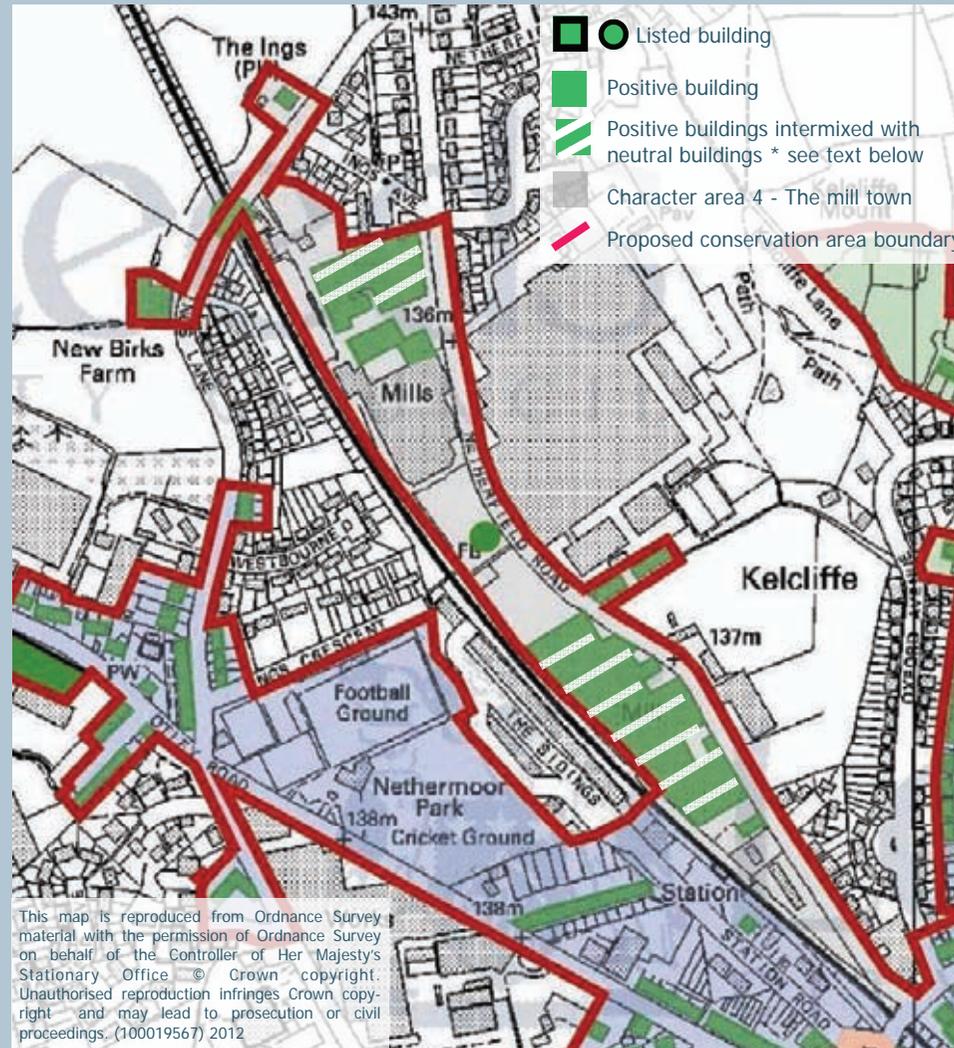
This area of Guiseley retains the character of the industrial mill town. It includes the surviving complexes of two of the town's 19th century woollen mills; Netherfield Mill to the south and Ings Mill to the north.

Key characteristics:

- The large footprints and mass of the industrial complexes dominate the settlement form of this area and contrast with the finer grain of the surrounding townscape.
- The surviving industrial complexes include a mixture of significant historic buildings of 19th and early 20th century date and late 20th and 21st century industrial structures. The chimney at Gordon Mill, formerly Ings Mill, is a landmark for miles around. The surviving mill pond is also a positive feature. Greenshaw Terrace is formed by two short runs of back to back and through terraces of former mill workers houses.
- The 1920s Crompton Parkinson factory clock has recently been resited in Netherfield Road car park and forms a feature of historic interest.
- The early 20th century Ings Public House and 19th century New Birks Farm are buildings that make a positive contribution to the town.

Opportunities for management and enhancement:

- Retain the industrial character of this area through the conservation, and if



necessary adaptive reuse, of the positive mill buildings. Textile businesses continue to operate from the historic mills and are an important part of the special character of the area. They form a living link with the town's heritage and have survived by successfully innovating, modernising and responding to the changing markets.

Future redevelopment may be required to sustain these businesses and buildings to enable them to remain viable. It is recognised that within the mill complexes positive buildings of special architectural and historic interest are intermixed with buildings of less special interest. In the future, selective demolition and appropriate redevelopment of parts



Surviving mill complex at Gordon Mill includes the landmark chimney and a mill pond



A Moon and Sons, Netherfield Mill, Netherfield Road includes an interesting group of 19th and 20th century industrial buildings



The Ings Public House

of the sites may enable viable uses to be secured for the positive buildings of the complexes.

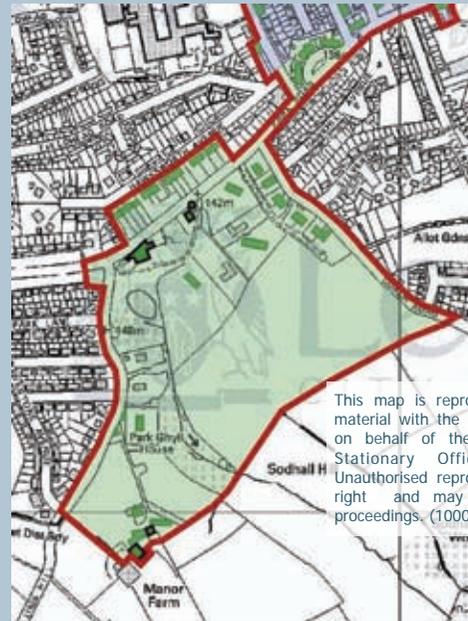
- As well as the buildings, features such as the mill chimney and the mill pond at Ings Mill are also important elements of the area's special character and should be maintained.
- The fields to the east of Netherfield Mill are allocated for residential development in the Unitary Development Plan. Any future development here should retain the walled footpath linking with Oxford Avenue. The development should also have regard to its location in the setting of the conservation area.
- Promote the reuse of New Birks Farm, currently a positive historic building at risk.

Character Area 5: Park Gate and Kelcliffe

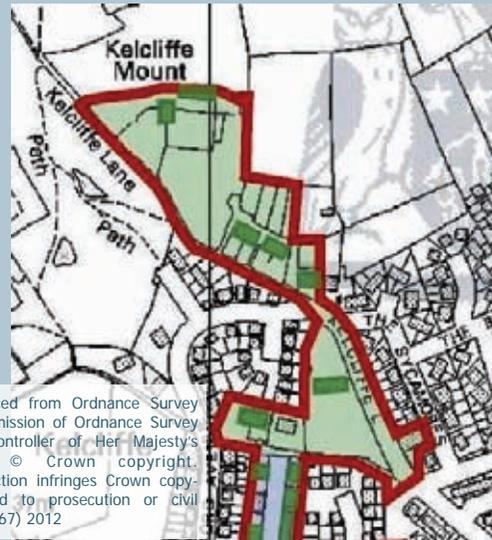
This character area covers two geographically separate parts of Guiseley; Park Gate and Kelcliffe. The areas share a character dominated by substantial properties set in large gardens.

Key characteristics:

- Park Gate House and development in its former grounds dominate the southern area. Park Gate House itself is a small country house of late 18th century date. It is built with its back and service wings to the road and the principal elevation looking south over the remaining gardens and small lake. The sandstone ashlar house has classical detailing with a symmetrical façade five windows wide with central pediment and Tuscan porch. An impressive gateway and gate lodge, listed in their own right are located to the north east.
- Infill development within the grounds of Park Gate began with the early 20th century development of Esholt Avenue. These impressive stone detached and semi-detached houses feature vernacular revival details such as multi-light windows and gable details to the roofscape. Late 20th century and 21st century infill developments within the grounds have been less architecturally successful.



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- ● Listed building
- Positive building
- Character area 5 - Park Gate and Kelcliffe
- Proposed conservation area boundary

- Undeveloped fields to the south east historically formed the wider Park of Park Gate House, divided from the immediate grounds by a ha-ha.
- Early 20th century development along Park Road is of a similar style to Esholt Avenue with semi-detached, detached and short terraces set away from the road behind long gardens. The Crescent of 1912 forms a notable group.
- Manor Farm to the south of Park Gate is the earliest survival in the area. The farmhouse dates to c1700 and a barn has a date stone of 1720.
- The Kelcliffe area includes a number of late 19th and early 20th century villas and imposing houses set in large gardens.

- Mature trees and sizeable gardens are a defining element of the special character of the area.
- Views and footpaths provide strong connections with the surrounding countryside.

Opportunities for management and enhancement:

- Retain the important contribution made by the gardens and mature trees by resisting inappropriate infill development.



Park Gate House dates to the late 18th century and is set in landscaped grounds



The listed gateway and gate lodge to Park Gate House forms a focal point on Park Road



Villas on Kelcliffe Lane featuring vernacular revival detailing

Management Plan — Opportunities for management and enhancement

There are a number of features and issues that currently detract from the special character of Guiseley. 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 and can affect house prices.

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



Good maintenance of traditional fixtures and fittings helps protect special character



In some areas where architectural detail is crucial to the area's special character an Article 4 Direction to protect these details should be considered, such as Oxford Villas

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



To be successful shopfronts should be sensitive to the building in which they are set

fixtures, fittings and adaptations is encouraged.

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

Shopfronts

Guiseley has a good collection 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 shop fronts should preserve or enhance the special character of the area.

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 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.

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'

Resistance to inappropriate infill development and loss of garden setting

Guiseley has absorbed a significant amount of infill development and pressure for further garden subdivision continues to be a potential threat to the special character of the conservation area.

Spaces between structures are as important to the character of the town as its buildings. Any proposed infill development that would damage the character of the conservation area will not be permitted.

The pattern of surviving medieval 'croft and toft' plots to the east side of Town Street are of particular importance. The thin, linear form of this group of plots should be retained.

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.

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.

Retain the pattern of the medieval 'croft and toft' plots to the east side of Town Street.

Public realm

In some locations 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 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.

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 Guiseley's special character.

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

Environmental enhancements with sensitive public realm treatments and soft landscaping could enhance a number of the important informal public areas of the town, such as the area around the market cross and the green space at Springfield Terrace.

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.

Ensure that advertisements respect the special character of the 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 Guiseley'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 that the introduction of microregeneration 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 Guiseley's origins, development and evolution.

The building archaeology of the 17th and 18th century buildings is 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 Guiseley

Guiseley'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. Guiseley's heritage can be used to positively promote the area for residents and visitors alike.

The Aireborough Civic Society, Aireborough Historical Society and

Guiseley in Bloom group are all active organisations working to research the history of the town and protect and enhance it. There is scope to build on their ongoing achievements such as the

production of a town trail featuring significant historic buildings and sites.

The town's historic associations offer scope for celebration, for example through the Leeds Civic Trust blue plaque scheme. Possible associations that should receive recognition include the marriage of Patrick and Maria Bronte at St Oswald's Church in 1812 and the town being the home to Harry Ramsden's of 'World famous fish and chip' fame.

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

Setting of the conservation area

It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be spoiled by inappropriately placed buildings or groups of buildings, at key locations. Appropriate design and materials should still be used when considering development adjacent to the conservation area, as well as consideration given to the impact it may have on views towards and away from the conservation area.

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



Harry Ramsden's is an important part of the town's heritage. Harry's original 1928 'hut' survives to the rear of the early 1930s restaurant



The Crompton Parkinson clock recently re-erected at Netherfield Road Car Park

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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 Guiseley 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 22 February 2010 to 19 March 2010 and included:

- Pre-public consultation meetings, site visits and discussions with ward members and the Aireborough Civic Society.

- A four week exhibition at the library, with handout information leaflets and access to paper copies of the appraisal.
- A public meeting with a presentation and question and answer session followed by an informal 'drop-in' surgery on Saturday 13 March 2-5.30pm at the Community Room of Aireborough Leisure Centre.
- 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 local posters, a press release and a leaflet drop to all properties affected by the proposed changes to the conservation area boundaries.

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