

HOLBECK CONSERVATION AREA APPRAISAL



Holbeck Conservation Area was extended by a new designation made by Leeds City Council on 5 August 2005 following public consultation. On the same day, the Holbeck Conservation Area Appraisal was adopted by the City Council as Supplementary Planning Guidance. The appraisal is additional and complementary to policies N14-22 in Volume 1 and BC1-9 (Appendix 3) in Volume 2 of the Leeds Unitary Development Plan.

This appraisal shows why the industrial area of Holbeck has a special character and appearance, recognised by its designation in 1991 as a conservation area. It sets out which features make the area special in order to encourage their retention. It also shows where there are opportunities to enhance the area. The conservation area was enlarged in 2005 to more accurately cover the area of special architectural or historic interest.



Key Facts

- Holbeck Conservation Area lies on the south bank of the River Aire within the southern part of Leeds City Centre in what is now the Holbeck Urban Village
- The Conservation Area was originally designated on 11 July 1991 and takes in the north-eastern part of the community of Holbeck.
- The Conservation Area covered 6 hectares and has increased to 14.5 ha.

“The earliest surviving engineering works in the world” is how Holbeck’s Round Foundry has been described.

The conservation area includes several early industrial sites which together make this an area of great importance.

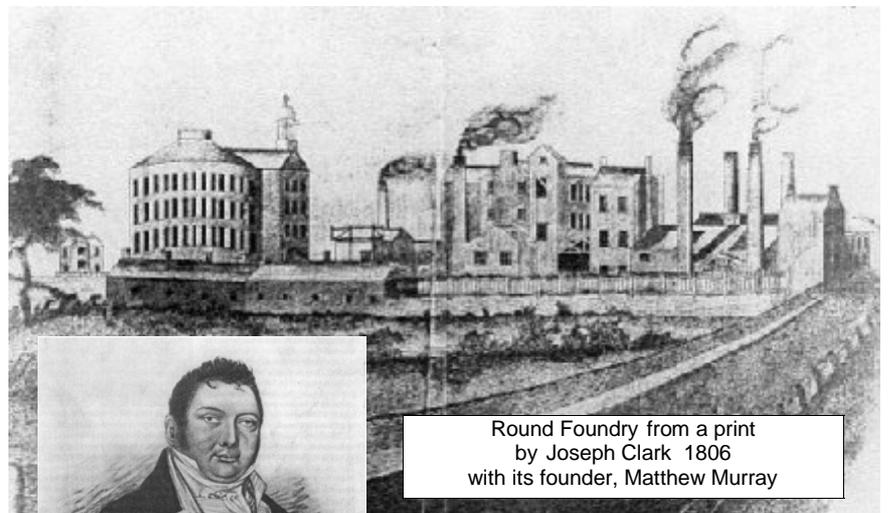
This unique grouping of often impressive buildings and structures is a valued part of Leeds worth our effort to protect.

HISTORY AND DEVELOPMENT

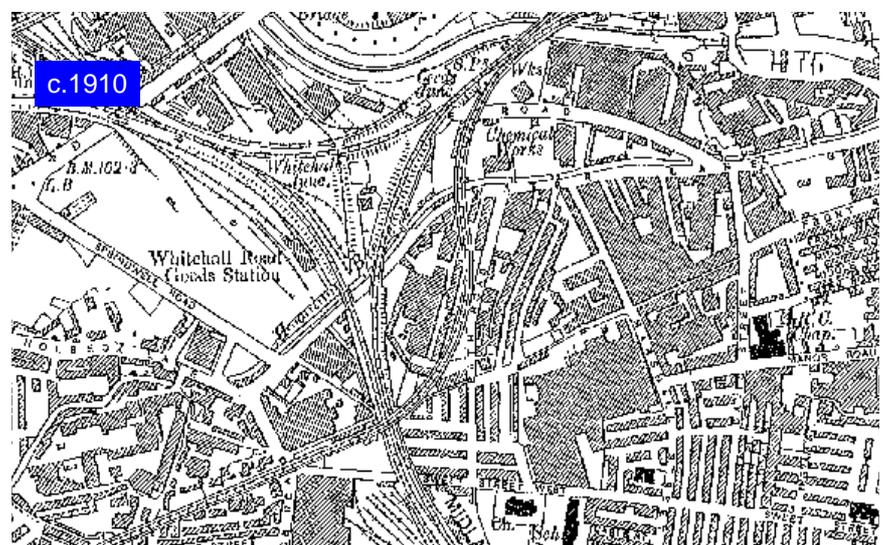


Key History

- Holbeck has medieval origins but no buildings remain from before 18th century in the conservation area.
- This north-east part of Holbeck lay originally outside the village in the flood plain of the River Aire.
- The road pattern is influenced by water - the Aire itself, the Hol Beck and other smaller streams. Development was later shaped by mill goits and the Leeds Liverpool Canal. Water Lane/Holbeck Lane is one of the earliest thoroughfares in the area.
- There was rapid expansion in late 18th century with the rise of steam power, the opening of the canal and improved bridges and roads. In the mid 19th century, railways too brought better links.
- Holbeck was an industrial powerhouse from the late 18th century to the last quarter of 19th: Textiles, notably flax-based, and engineering, were principal industries. Workers housing was constructed close by.
- The 20th century saw a decline in heavy industries. Small scale manufacture and printing moved in. Slum clearance left the industrial area isolated from rest of Holbeck.
- In the 21st century there is new recognition for the area and a new role as a proposed urban village.



Temple Works (right) in the fashionable Egyptian style of the 1840s



CHARACTER AND APPEARANCE

Special Character

The north part of Holbeck is an important industrial survival because:

- It is the only place in Leeds where many early- to mid-19th century industrial buildings survive largely in an unaltered and uninterrupted mass
- It is one of few places in South Leeds where original street pattern and majority of property boundaries survive in a comprehensive form.
- Of its pattern of mostly industrial buildings, often utilitarian two- and three-storey brick structures, dominated by a few larger complexes. The latter usually have 'signature' building of some architectural note eg Temple Mill.
- Its building groups have acquired strong corporate identity despite fact that they have been in multiple occupancy for a century or more.
- It serves as a physical reminder of important historical figures: textile magnate John Marshall, engineering pioneer Matthew Murray and enlightened father and son industrialists TR and TW Harding.

Key Listed Buildings

- Temple Mill, Marshall Street Grade I
- Marshall's Mill, Marshall Street Grade II*
- Foundry Street (eastern group) Grade II*
- Marshall Court, 125 Water Lane Grade II*
- Tower Works: Giotto and Verona Towers Grade II*
- Tower Works: "Third" Tower Grade II
- Foundry Street (Victoria Foundry) Grade II
- Foundry Street (western group) Grade II
- 97 Water Lane Grade II
- Midland Mills (Midland Junction Foundry): Grade II
- Former schoolroom west of Temple Works: Grade II
- Bridge over Hol Beck, Water Lane: Grade II

Archaeological Interest

- There are no scheduled ancient monuments within the designated area but the Round Foundry on Water Lane is an area of archaeological interest included on the West Yorkshire County Sites and Monuments Register.
- All the listed buildings have a strong industrial archaeological interest.

Building Types and Materials

- Mostly two- to three-storey industrial buildings with larger 'signature buildings' of up to seven storeys. Formerly just outside the CA but now included, the three brick and terracotta towers of Tower Works are landmarks.



- For the 18th- and 19th-century buildings materials are chiefly brick for walling with sandstone dressings and Welsh slate for roofing. There are a few rare survivals of stone slate roofs.



- Temple Works, the largest building in the conservation area, is of an unusual design both for its Egyptian-styled gritstone frontage and its formerly grass-covered flat roof supported on slender cast iron columns. Beneath lies a vaulted brick cellar.

Notable features and spaces

- The Hol Beck, which gives its name to the area, flows along the north edge of the CA and drains via a culvert into the Aire. It is a natural watercourse canalised in the 1840s and now with a central water channel, setted floor and stone walls.



There are numerous crossings, one with a cast-iron beam bearing the date of 1849. The Beck is largely open with bridges giving access from Water Lane.

- Railway viaducts are prominent features, cutting through the area and providing a backdrop to buildings. They serve as a further reminder of 19th century industrial activity. The viaducts of the Bradford-Leeds Railway (1846) and the London & North Eastern Railway extension line (1860s) are significant.



- There are few open spaces as properties lie mainly at the back of footpath. There are no significant trees or other natural features.
- A strong linear feature is the footpath running south-west to north-east which marks an ancient pre-industrial route.

Notable Historic Buildings

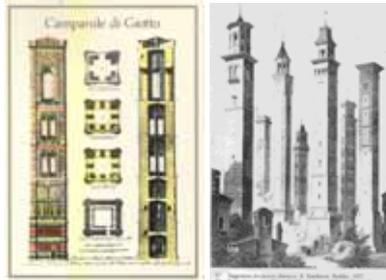
Marshall's Mill, Marshall Street



One of the earliest and certainly the most prosperous flax mills in Leeds. Earliest survival is the building now known as Marshall Court. Main mill built in three phases (1817-30) in brick with cast-iron frame.



Designed in Italianate style, the towers served the Hardings' factory making pins and needles for the textile trade. The largest is based on the bell-tower at Florence, the middle one on the tower at Verona and the third plain one is thought to represent a Tuscan tower house. Below are drawings of the original Giotto tower and Victorian suggestions for chimney design showing the design influences of the time.



Marshall Court, Marshall Street



A former flax warehouse to Marshall's Mill. The first of Marshall's buildings south of the Holbeck dating from 1808 and the first of his buildings to use the cast-iron column and beam and brick arch system. Well restored to provide modern offices.

Tower Works, Globe Road

Holbeck's most prominent landmarks are the three "chimneys" of Tower Works.



Temple Mills, Marshall Street

Extraordinary complex, concealing a flax mill and offices behind the stone facade of an Egyptian temple. Constructed 1818-41 to designs of Joseph Bonomi. Flat roof with circular skylights provided optimum lighting and humidity control. The mill was the high point of John Marshall's enterprise.



Round Foundry, Foundry Street (west)

part of the Round Foundry/Victoria Foundry incorporating fabric from early 19thC with much rebuilding in 1860's-70s. Large building at southern end lies partly on the site of the Rotundo, from which the foundry takes its name.



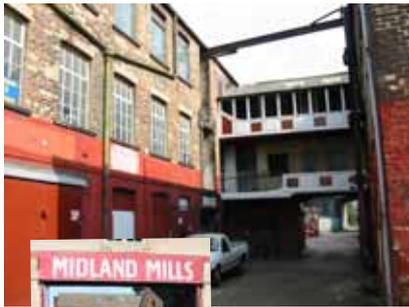
Round Foundry, Foundry Street (east)



Earliest part of the Round Foundry dating from 1798 and including the green sand and dry sand foundries. Rare architectural pretensions in the Tuscan arches to no. 103 Water Lane.



Midland Mills (Midland Junction Foundry), Silver Street



Late 18th century textile machinery factory, with

some buildings surviving from c.1810. Similarities with Marshall's Mill. Unusual cast-iron panelled bridge across Silver Street.

12 Globe Road



Globe Mill (no 12) is a rebuild of c.1870, a steam-powered grain mill used as a tobacco factory in the early 20th century.

Low Hall Place and Triumph Close



Both preserve the line of former tracks. Low Hall Place may be pre-1600. It retains a good 19th century setted surface. The former bridge parapet remains, a reminder of Low Beck and other streams which once flowed into Hol Beck (see 1815 map).



Low Hall Mills

Former flax mill of 1827 incorporating earlier buildings. The principal three-storey mill dates from 1874. The four-storey building to the south of Triumph Close has half-boarded casements.



Holbeck Mill, New Mill (39 Holbeck Lane and Braithwaite Street)

Holbeck Mill at the south western end of Low Hall Place is one of the oldest in the area, although little remains from before the late 19th century. The New Mill to the



north was the site of textile working from 1800 with surviving buildings from the 1830s. The shape of the buildings reflects the line of the former Mill Green Goit and the southern boundary by the line of the former Low Beck.

41-45a Holbeck Lane



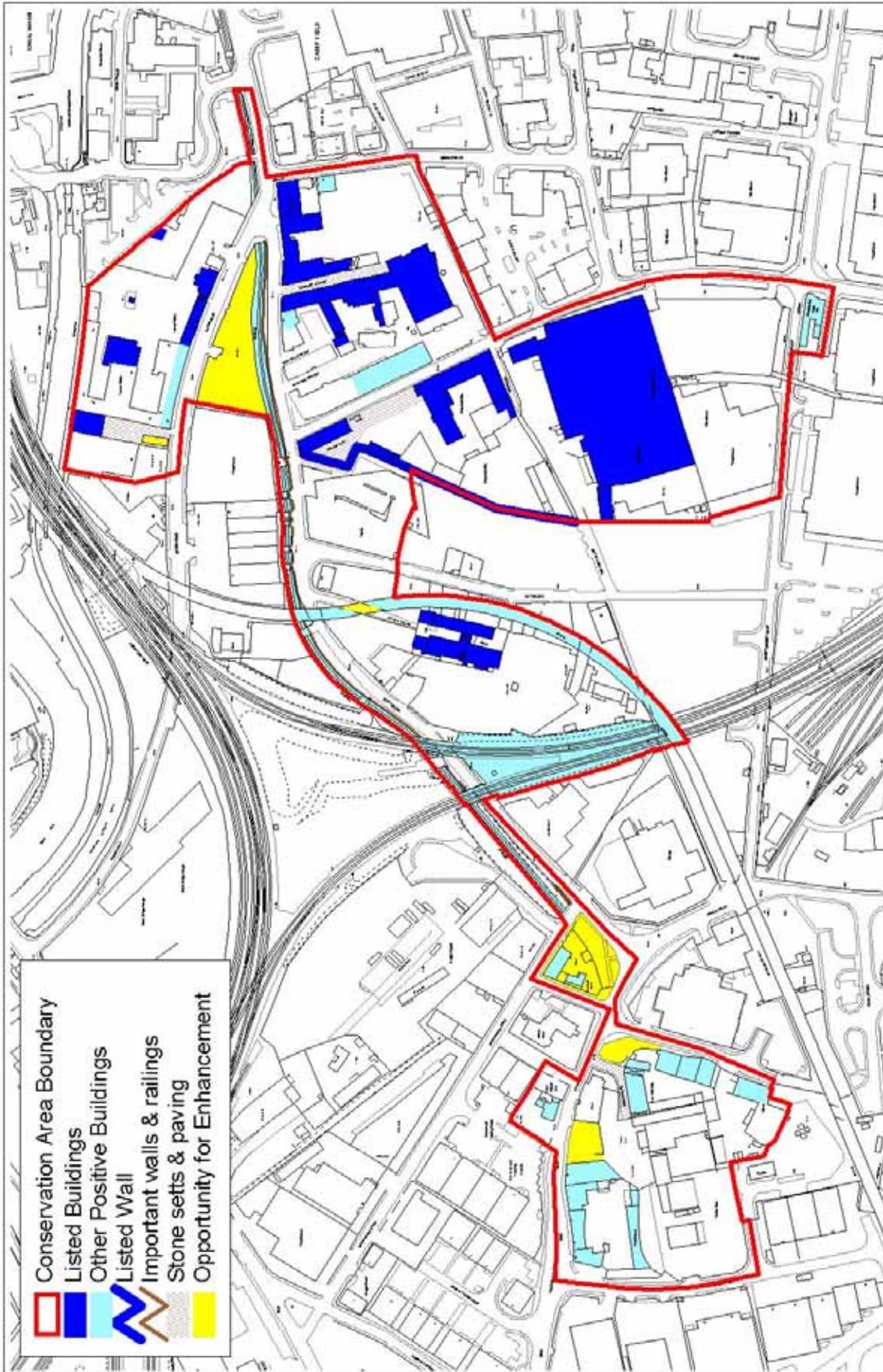
Mid- to late-19th century manufacturing and commercial premises. Although much altered they comprise a good group worthy of conservation.



The two public houses, the Lord Nelson on Holbeck Lane and The Commercial on Sweet Street are both of historic interest. A plaque on the latter shows it was the birthplace of ASLEF, the railway trade union.



APPRAISAL PLAN



Scale : 1/3,500 GIS 0949

PRODUCED BY THE DEVELOPMENT DEPARTMENT, LEEDS CITY COUNCIL

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POLICY AND ENHANCEMENT

POLICY BACKGROUND

National planning policy for conservation areas is in PPG15 'Planning & the Historic Environment' and local policies for all aspects of planning are brought together in the Leeds Unitary Development Plan (UDP). The City Centre Urban Design Strategy (CCUDS) has a useful analysis.

Copies of City Council publications are available through the Central Library or the Development Dept.

In addition, English Heritage have published guidance on conservation areas and on the wider management of the historic environment :

- Conservation Area Appraisals
- Practice and Management
- Development in Historic Areas
- Power of Place

These area available by telephoning English Heritage on 0870 333 1181 or by accessing their website on www.english-heritage.org.uk

General policies for the conservation area can be found in government guidelines and in the Unitary Development Plan (UDP). For details of these please see the end of this leaflet.

The City Council's Planning Framework for the Holbeck Urban Village contains many proposals relevant to the protection and enhancement of the enlarged conservation area. The Framework has the status of Supplementary Planning Guidance. A revised version was approved in August 2005.

From the Planning Framework, those ideas most relevant to the conservation area are summarised in the next section.

ENHANCEMENT OPPORTUNITIES

Work is well advanced to conserve the Round Foundry complex as an element to the Holbeck Urban Village. More of the historic buildings in the conservation area could and should be restored and brought into more active use.



The Hol Beck would benefit from work to bring it up to a high standard, perhaps involving the re-



opening of culverted sections and other feeder goits. There are opportunities for on-site interpretation.



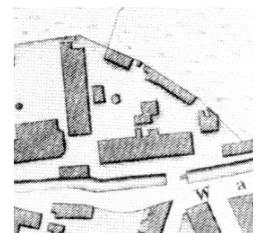
Historic routes including the west-east footpath through Marshall's Mill should be identified and improved to protect their historical significance and to promote walking links.



Street surfaces and street furniture should be assessed to preserve traditional materials where they exist. The aim should be to work towards a consistent high-grade range of products to provide a worthy setting for the historic buildings.

Concerns over traffic levels can be addressed as part of the development process to deliver the Urban Village.

Historic land ownerships which mark out the principal factory complexes and the former township boundaries should be respected in assessing proposals for development.



FINDING OUT MORE

WHAT A CONSERVATION AREA IS

A conservation area is a place of special architectural or historic interest which has been given protection through the planning system.

There are currently 63 conservation areas in Leeds, each with its own unique character. They vary greatly in size and population, from the expanse of Roundhay Park and its surrounding housing or the extensive development of Headingley to the tiny hamlet of Woodhall Hills or the cluster of buildings at Stank Hall on the Dewsbury Road.

In all cases though the aim is the same: to recognise those characteristics that make the place special and to try to protect it from harmful change. The City Council has to give special attention in dealing with all planning matters in a conservation area to "preserve or enhance the character or appearance of the area". Everyone is encouraged to do the same, from residents to government departments.

An area is designated by the City Council following consultation with local residents and others interested in the neighbourhood. From time to time, the Council is required to review its conservation areas and make recommendations for protecting the area. This might include a change to the boundaries of the designated area, for specific planning policies or suggesting sites for improvement.

For a property within a conservation area planning controls are stronger than elsewhere. 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.



More information on conservation areas in Leeds is available from the City Council by accessing the Conservation and Heritage section of the Council's website www.leeds.gov.uk/conservation or by telephoning 0113 247 8000

HOW TO GET INVOLVED WITH CONSERVING HOLBECK

Two local organisations are:

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)

WHERE TO FIND OUT MORE

about the history and features of Holbeck. Books, articles, photographs, old maps, street directories, listed building descriptions can all help to build up a picture of the locality.

Local sources are:

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

In addition, much information is available on other websites:

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



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Tel 0113 247 8000 email: building.conservation@leeds.gov.uk
website: www.leeds.gov.uk/conservation