



Newlay 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.

Newlay

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions -10th November 2008

Introduction

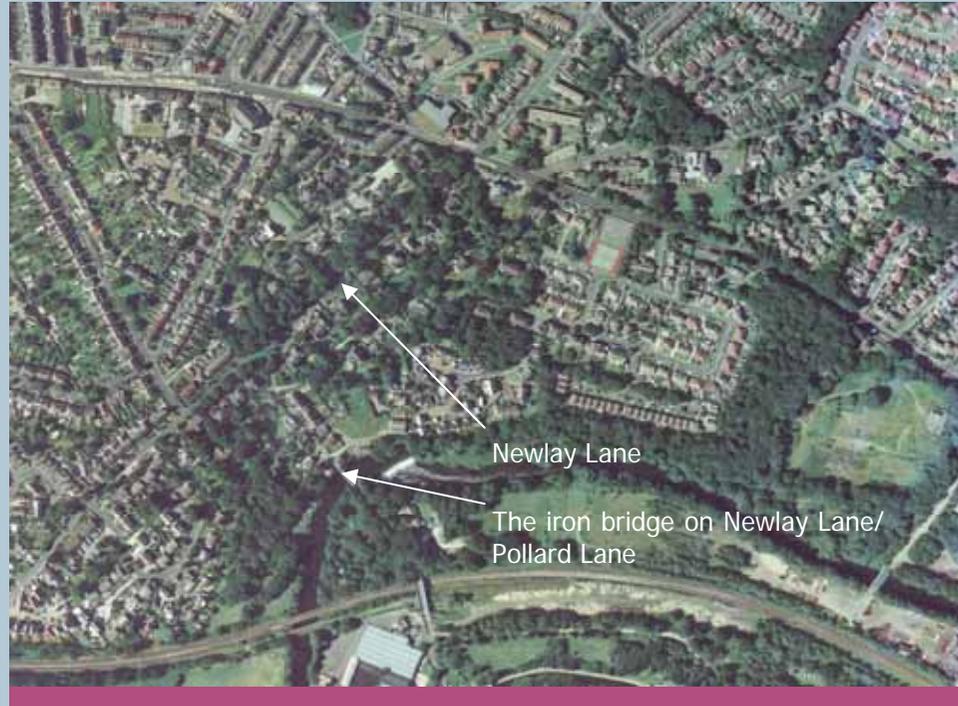
Newlay has a long history which possibly creeps as far back as the medieval period, but is most noted for its Victorian development. Many of the features of the settlement's long history are apparent today and give the area an environment that retains its independence from much of the urban sprawl around it.

This appraisal shows why Newlay has a special character and appearance that merited designation as a conservation area in 1981 (originally designated as the Newlay, Horsforth conservation area). It closely follows the framework for an appraisal in the English Heritage document 'Guidance on conservation area appraisals' published in 2006.

The survey work for the appraisal was carried out between April and July 2008.

Summary of Special Interest

Newlay is a settlement whose history far outreaches the existing development of the area. The idyllic location and landscape setting resulted in Newlay becoming a "boom location" in the mid 19th century for the gentrified Victorian business class. Very much shaped by transport development, Newlay is distinctly independent from its parent



Aerial view of the Newlay conservation area

settlement of Horsforth. Intentionally focussed on a site of great natural interest and beauty, Newlay conservation area has retained its charm as an area that has a rustic countryside atmosphere without being far removed from the hustle and bustle of the "big city". Yet unlike during the time of its development, Newlay can now offer a sense of history to its other attractive qualities.

Its local vernacular of building materials has meant that the character of Newlay is very distinctive, resulting in an impression that the surviving ambience is still that experienced by the Victorian residents over 150 years ago.



Example of villa from Newlay Grove

Summary of Issues

Newlay conservation area is on the whole made up of large open spaces, be they private or not, and large areas of woodland. These aspects add to the appearance of Newlay, and are significant in establishing its character. This space is under the constant threat of subdivision and redevelopment. It is important to establish criteria which could inform the type and appearance of structures that should be built if further development were to take place.

A further issue should be the retention of the natural aspects of Newlay. Green space, both inside and outside of residents' boundaries, is significant to the character of the conservation area and should be retained where possible, even when development is not taking place. Tree protection is a significant aspect of a conservation area, and is important in retaining this appearance.

Protection of green space and resistance to inappropriate infill development are therefore the most significant issues within Newlay conservation area and deserve recognition.

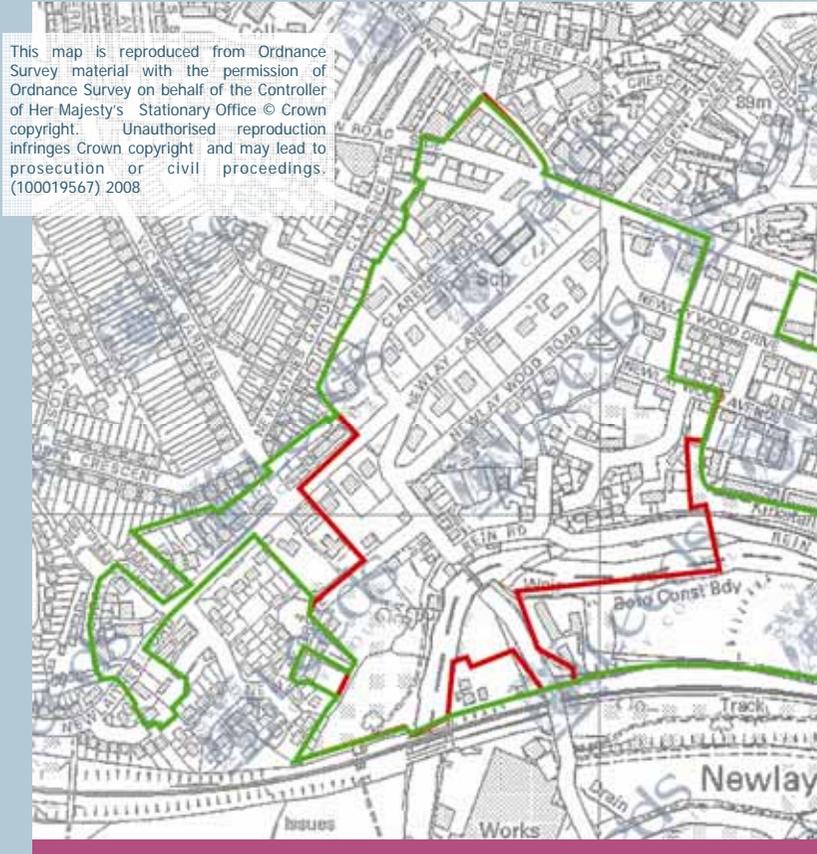
Unsympathetic development and infill has taken place just outside of Newlay conservation area in the past. It is this type of development that will hopefully be avoided in the future.

Extent of the conservation area

The conservation area boundary was defined originally in 1981. While it covered many areas of key historic character it did not include large parts of the historic settlement which are significant to the development and character of Newlay. This led to a conservation area review in 2008.

Current guidance is that conservation area boundaries must be clearly based on analysis of the historic character of the area. For this reason any boundary revision must follow the lines of the character areas defined in this appraisal. It would not be acceptable to include one part of a given character area and not another. Inclusion of a character area within the conservation area must depend on an analysis of its historic importance and significance in the streetscape.

Each of the five character areas set out in this report is of sufficiently high quality and historic significance to be included in the conservation area.



 Former conservation area boundary modified in 1981
 Current conservation area designated November 2008



"The Coachways", Newlaithes Road



The Outwood, from Rein Road



Example of architectural detailing and boundary treatment on Rein Road

Location and Context

Location and Setting

Newlay is located to the north west of Leeds city centre, and is accessed most readily via the A65.

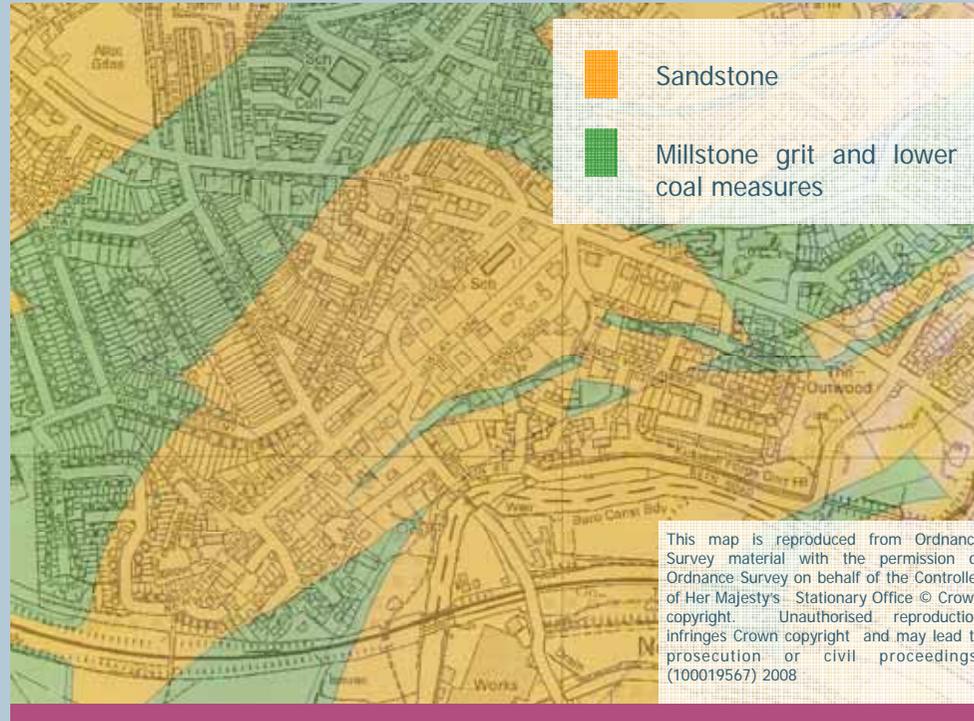
The conservation area is bounded to the south by the river Aire, with Bramley and Stanningly ward located the other side of the river.

The conservation area forms the more easterly part of Newlay, with later development spreading west. The area is serviced by local bus routes, with local amenities being along New Road side, or in nearby Horsforth.

General character and plan form

The Victorian development at Newlay, and later infill and additions, resulted in Newlay having a very rigid planned form. Though not visible from ground level, owing to the settlement being located on the Aire valley slope, the grid-like system applied to the Victorian villas, built along the deliberately constructed Victorian roads, results in Newlay's distinct character.

The natural features of the views, vistas and river in the vicinity were important factors in the construction of the settlement here. These retain their importance to the setting of Newlay to this day. The general character reflects this, with settlement, both historic and modern, wrapping itself around the northern boundary of the river Aire.



Solid Geology of Newlay



View from Newlay Lane towards the River Aire

As will be seen in this document, the conservation area boundary is drawn to reflect significant historical development, and important features in



Newlay Lane

the landscape, be they either natural or man-made, architectural character and interrelationship of spaces that all give

Newlay the special character required in a conservation area.

Geology, topography and landscape setting

The conservation area in Newlay is situated almost entirely on rough rock formation Sandstone. The sandstone in this general area is significant to the development of Newlay as it provided a source of readily available materials for construction of local housing. It is this locally produced stone that helps to establish Newlay's unique sense of identity. The most abundant drift geology in the conservation area is the alluvium, sand and gravel of the river bed.

The settlement itself sits near the foot of the Aire Valley. The highest point in conservation area is towards the northern end and is 90 metres above sea level. The lowest is in the base of the river valley itself, and is only 38 metres above sea level.

The development and layout of Newlay means that the conservation area retains its own identity, and is not fully subsumed into the urban sprawl development to the west of the conservation area. This is further emphasised by the open land to the south and east of the conservation area making Newlay conservation area distinct, virtually intact and with its own unique character.

Origins and Evolution

Earliest Newlay—The river crossing

The history of Newlay may have its earliest beginnings in conjunction with the location of the Horse Ford from which the village, and now parish, of Horsforth is believed to have gained its name in the late Anglo-Saxon period. The crossing proposed most often for this long debated location is at Newlathes. There have been at least six different crossings in Newlay. The first reference is in a deed originating between 1154 and 1175 in which some land at Bramley is described as being bounded by 'the path of the ford of Horsforth'. The first bridge was built some time after this, possibly by the monks of Kirkstall Abbey. The remains of this structure were discovered 100 metres upstream from the extant structure by West Yorkshire police in 2004. By 1607 the Monk's bridge was in ruins and the ford was again in use. This is confirmed by records showing that Sir John Saville of Howley attempted to raise funds to "rebuild the bridge" in 1615 .

The ancient route from Horsforth to Bramley ran down what was Bank Lane, and descended to the river at Newlathes Grange. It was at this time that we have the first properties being constructed. Newlay Cottages, which used to stand beside the Weir, date from the early 17th century.

The area around Newlathes Manor House was possibly the site of a grange of Kirkstall Abbey. A 'New Lathe' or 'New Lathes Grange' in Horsforth is mentioned twice in dissolution documents. A passing reference in a 13th century Bramley charter also



Pollard's Bridge of 1819



Newlathes Grange, south face



John Warburton's map of 1720

mentions the road to Newlay, and may imply at least a 13th century date.

Further development of the river crossing meant that, by 1783, a timber bridge was constructed by John Pollard, a gentleman who owned estates in both Horsforth and Bramley. It is assumed that this bridge remained in use until the completion of the extant iron bridge in 1819.

The new road system

A large influence on the development of the Newlay came with the construction of a new road system, which opened in 1827. There was drastic alteration to the access road into Newlathes. The alteration of the roads meant that significant clearing of Newlathes Wood was required, which in turn led to a boom in the development of housing in around the new roads. The oldest road

still in existence is the Newlay Bridle Path, which is now not much more than a footpath. Another key development in connection with this road, that also helped shape present day Newlay, was the need in 1888 for Leeds to pave and flag Kirkstall road. The cost of maintaining this was too high, the result of which was Horsforth becoming a bustling new thoroughfare. New shops and inns were constructed to serve the travellers. This development took place on what is now New Road Side, and was the beginning of linking Newlay with the separate village of Horsforth.

The arrival of the railway

The third and final transport development that had a major influence on the growth of Newlay was the introduction in the railway. The station was open and operational by 7 September 1847.

As the 19th century progressed an increasing number of people became interested in making their living in Leeds but wanted to reside in a more "countrified" location. Newlay's pleasant setting, which was little intruded upon by industry, became increasingly interesting.

By the 1890s Newlay's commuter community was well established, with Newlay noted for the number and beauty of its villas. Newlay Station was located near the river crossing, presumably to serve communities on both sides of the Aire Valley. This area was also well wooded and had



Thomas Jefferson's map of 1775



Large Newlay villa



The Outwood, from Rein Road

development potential as poor soils and rocky outcrops gave it low agricultural potential. This idyllic situation would have made it an appealing location to a Victorian looking for an out of town residence.

When the railway was established at Newlay there was not much to be seen there. A handful of properties existed; Throstle Nest Farm and New Laithes Hall and Grange amongst the few, yet by the 1870's these properties were joined by very large villas and semi-detached housing. This rush of high status building slowed down later, and little was added to the area after 1892. A number of reasons may have contributed to this.

The introduction of electric trams opened up other areas for the Victorian businessmen to move to, and the development of industry in the nearby vicinity was most probably noisy, smoky and carried quite a smell. It may also be that Newlay's earlier development was unusual, and that growth rates were returning to normal. The introduction of the tram was also significant for Newlay as it gave the opportunity for those living below the villa-building class to consider living in Horsforth and working in Leeds. This caused New Road Side to become more developed, as this area was serviced by trams, and where smaller and more affordable housing was being constructed post 1908.

Therefore by the turn of the 20th century the idyllic Victorian location was intruded upon by industry and the lower

classes, possibly resulting in Newlay being less attractive to the wealthier classes.

Archaeological Potential

Historic, cartographic and place name analysis can lead to secure conclusions about the origins and development of an area, but they may not indicate the potential for the period of history before records. This can be identified through the material archaeological record.

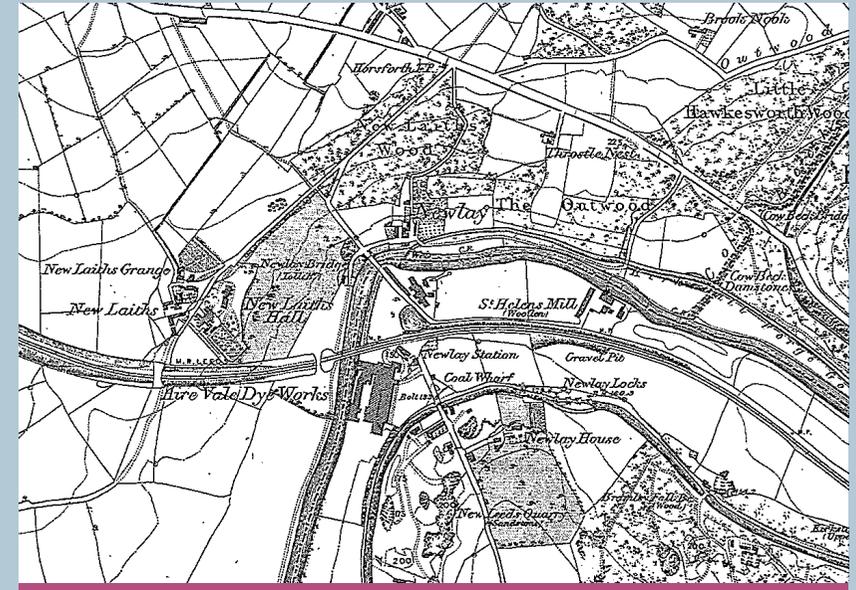
There is little, if any, evidence for prehistory remaining above ground in Newlay. There have been a few stray flint finds in the area, but perhaps the two most significant finds are those of prehistoric rock art. In the late 19th century a ring marked boulder was discovered near Ashfield House, Horsforth but has since been lost. A second Bronze Age carving (scheduled ancient monument number 29103) can be located near the allotments, west of Rose Terrace, Horsforth where it has been incorporated into a wall.

The Roman period is poorly represented in Newlay, the nearest discovery being that of three Roman denarii coins during the laying out of Horsforth cemetery in 1909. All were dated between A.D. 238 and 260. These do signify there was Roman activity in the area, but whether this was close to the Aire Valley is unknown.

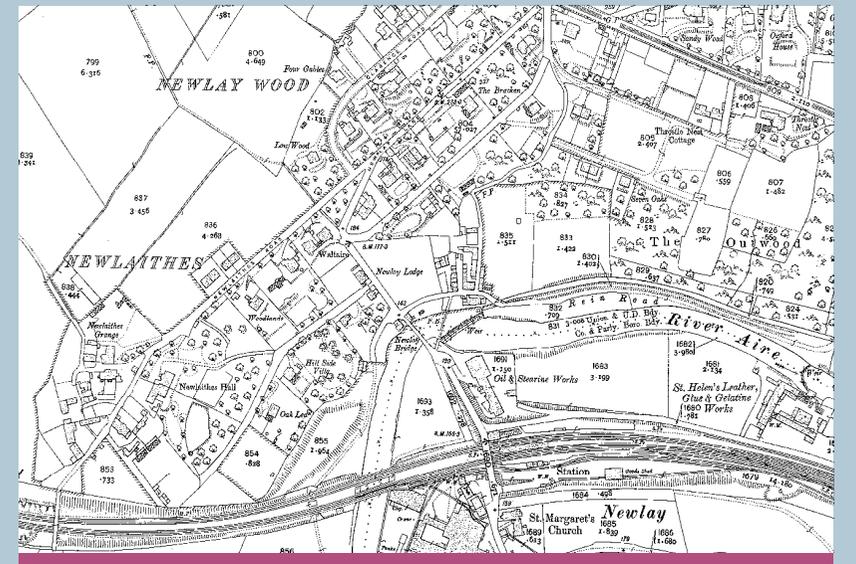


Newlay Lane, 1914

The later Medieval period in Newlay is quite well documented with regards to land ownership. Literary evidence is available for the development of the area, most commonly about the river crossing at Newlay, that culminated in John Pollard erecting the existing bridge in 1819. The Medieval period to the Industrial revolution provides the bulk of any archaeological discoveries within Newlay conservation area. The most likely events to have resulted in archaeological finds were the alteration of the road system, and the subsequent Victorian villa building explosion of the 2nd half of the 19th century.



1st Edition Ordnance Survey map of 1851, showing very little in the way of domestic development



Ordnance Survey map of 1908 showing villa development

Character Analysis

Spatial Analysis

Character of Spaces

Newlay provides the individual with an interesting interaction of space within the conservation area. This is mainly due to its location on the lower levels of the Aire Valley. The settlement of Newlay is founded on land which drops off quite sharply, and this coupled with its often quite rigid 19th century road layout, as well as the natural environment, provides the area with interesting spaces.

The northern most edge of the conservation area is located at Back Clarence Road, New Side Road and Featherbank Lane. This area is significant to the development of Newlay and the layout of its space, as it provides the earliest reference for terrace structures, with space being at a premium. The tight infill of housing is exemplified by the small row of back to back housing, which looks as though it has been dropped in the middle of the road. The spatial character here is made up of a multitude of rigid layouts and road junctions, with dead ends and negative elevations quite frequent.

Clarence Road is quite typical of the area. On plan form it looks uneventful. The road is flanked by large villas, set back behind boundary walls with mature planting. The road is very



Back-to-backs on Back Clarence Road

channelled, before sweeping downhill and around the bend. There is constant interaction of boundary with a glimpse of space beyond. Around the corner what is most surprising is the undeveloped road. The highway suddenly ends, leaving an overgrown and unkempt piece of highway. This unusual occurrence acts as an intriguing space within the conservation area.



An example of narrow access in a heavily wooded area

Newlay Lane character is exemplified by its long linear nature. The road itself is very rigid, and the large grounds of the properties are in effect hidden by the sloping nature of landscape. When viewed from either Newlay Lane or Newlay Wood Road, the properties can be seen to be seated in large plots, but the open nature is disguised by the steep drop-off of the landscape and the large, significant and mature trees. The roads and lanes do not provide the opportunity to appreciate the grounds within which the properties are set. This adds to the rustic nature which was deliberately established by the Victorian residents.



Newlay Bridle Path

Like the short stretch of Clarence Road which turns into a rural track, Newlay Wood Road follows a similar suit. This road gives more of a feel of the Lake District than the local area. The gravel road surface without its marking and the large mature trees flanking either side give further emphasis to the rural

character. Space in this area is limited with regards to open land, but the road itself, with its lack of formality and verges encroaching upon the road itself, provide a relaxed and open sense of space.

Newlay Bridle Path and the majority of Rein Road are two paths that provide insight into the history and natural environment of Newlay. These paths channel very rigidly through areas of natural interest, such as woodland, or past the mature nature of many back gardens.

The first real sense of space in the conservation area comes when entering Newlay Grove from Newlay Lane. With a wide road, and less dense trees, space, is more immediate. The spatial character becomes more natural and open when approaching the river. The bottom of valley means that the enclosing nature of the slope and mature trees is not as dominant, giving a more open and relaxed feel to the western end of Rein Road and the area around the bridge.

Newlay is made up of long roads and tight corners, rural footpaths and dominant natural features, unadopted roads, and distinct boundary features. In conclusion the character of Newlay's space lies in its variety, and is a feature worthy of retention.

Key views and vistas

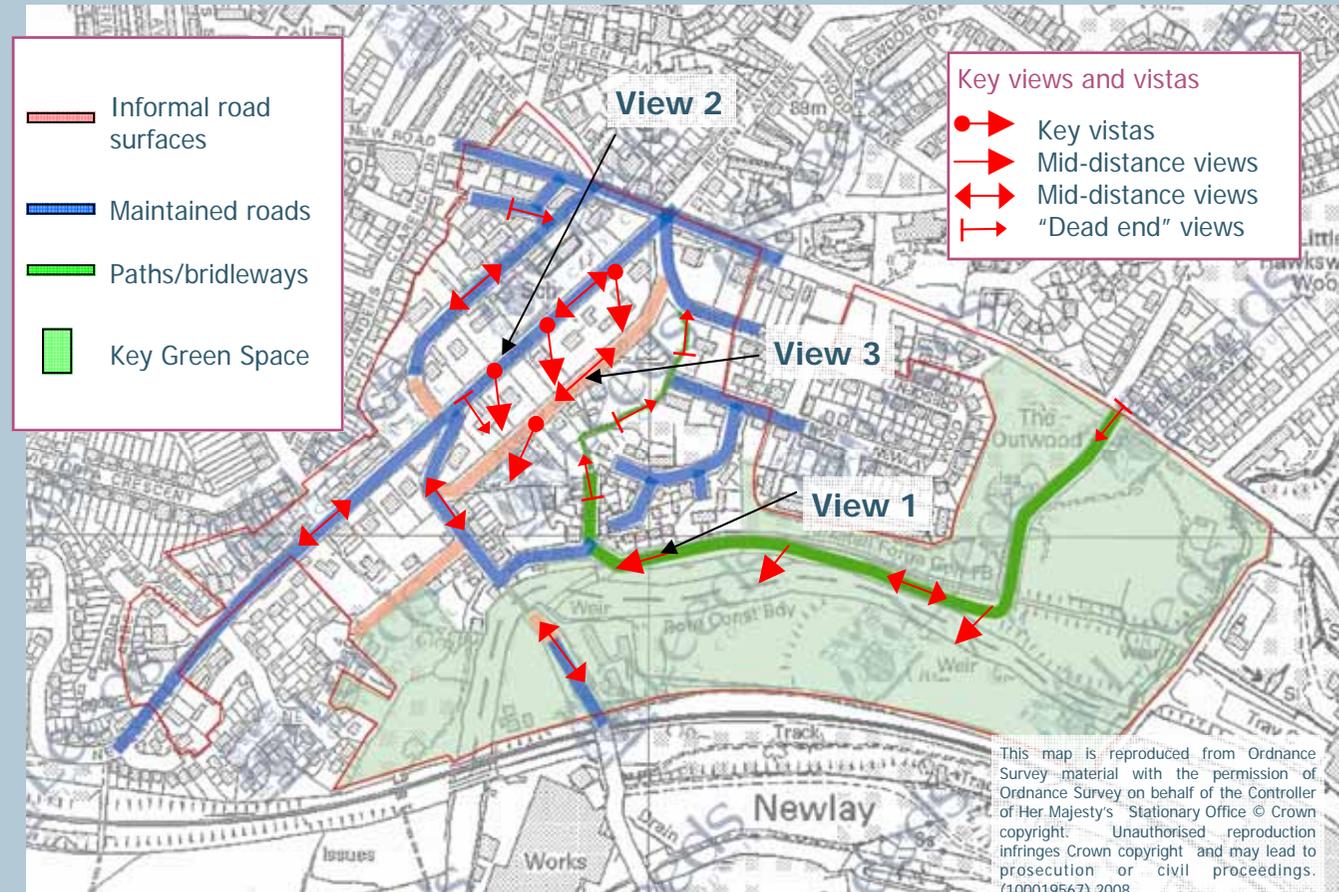
There are many different views and vistas that can be seen in Newlay. Newlay Lane provides impressive views and vistas to the other side of the Aire Valley.

Newlay Wood Road is impressive for the glimpse it provides of historic architecture between itself and Newlay Lane.

Rein Road provides key views at various points to the historic and important features of the Aire, such as Kirkstall Forge Goit and weir, and the grade II* listed iron bridge.

Key views do not necessarily need to be expansive. The tight and enclosed wooded views of Rein Road and Newlay Bridle Path are significant in representing the rustic and natural character of much of the conservation area.

The variation in views and vistas confirms the importance of the location of the Aire Valley, and the origins of settlement in the area, to the development of Newlay both historically and today.



View 1



View 2



View 3

Character Analysis

Built Environment

Architectural characteristics

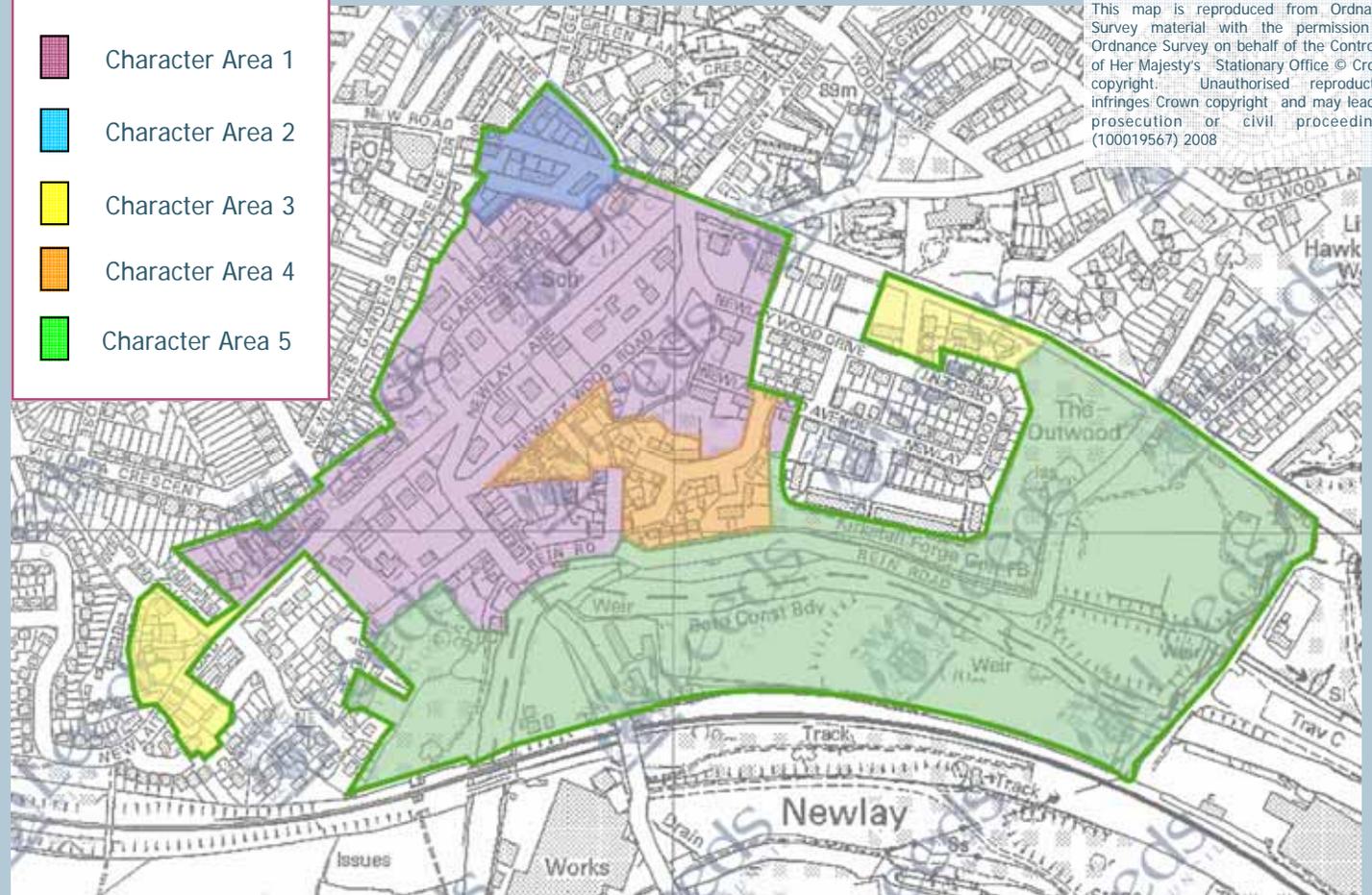
The Newlay conservation area has a distinct character represented by its architecture. The common form is the large Victorian villa structure. The majority date from the latter half of the 19th century. Also of interest is the smattering of historic terracing. There is a large survival of historic properties, though some inappropriate infill has taken place.



Example of detailing on Clarence Road boundary treatment

Materials

The common materials used within the conservation area all add to the distinctive and specific character that is established and so important.



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Locally mined ashlar sandstone and gritstone (rough dressed and regularly coursed) forms the bulk of the walling material, both in properties and their respective boundary walls. The roofscape is formed predominantly of grey slate. There is the odd incidence of render applied to the historic properties of Newlay. When this is the case is often painted in a light or cream colour.

Local details

The level of detailing on a structure in the conservation area is roughly dependant on the status of it. For example the large villa properties have a high level of Gothic Revival detailing, employing tracery and ornate fenestration.



Ornate architectural detailing

There is a high survival rate of their historic windows, with the most common form being a 2 over 2 vertical sliding sash. There is a distinct variation in detail relating to doors, porches and barge boards. Where they are employed, most historic properties use ornate examples, again many with Gothic detailing, as was the fashion in the mid 19th century.

Boundary wall treatments usually follow the example of the walls of the properties, and are constructed of locally produced sandstone and gritstone. They are often substantial and to quite a high standard.

Streetscape

The streetscape is quite eye-catching due to its layout and boundary treatment, yet the materials involved are not out of the ordinary. Tarmac road and path surfaces are common, often with the use of concrete kerb stones. Where stone kerbs are still in situ, such as on Clarence Road, the benefit is obvious, as they help to further enhance the character of the conservation area.

The streetscape has a wide variety of road types, Rein Road and Newlay Bridle Path have developed into public footpaths, with Newlay Wood Road retaining a heavily wooded feel, with it being less formally surfaced, typical of an unadopted, as is the case here.



Eastern entrance to Newlay Grove



Examples of differing boundary treatments within the conservation area



Many large properties are set within large plots with mature trees



Newlay Bridle Path



Example of a mature garden within the conservation area.



Newlay Lane

The street lighting is generic and uninteresting. Quite typical of utilitarian design, it does not compliment with the historic character of Newlay conservation area.

Greenscape

One of the major contributing factors to the character of the conservation area is the green aspect. The area was once

much more wooded, but infill development has resulted in the loss of some quite large wooded areas. This is not to say that dense woodland and green space has not been retained. The Outwood and the banks of the Aire still retain heavy tree coverage.

The mature trees and plants within gardens and against highways also still contribute to this. Trees and planting

are highly significant in much of the residential areas, and the large gardens, often landscaped to include arboretum type plantings, with their variation in trees also, help maintain a strong green character.

Character Analysis

Character Areas

There are sub-areas within the conservation area known as “character areas”, the boundaries of which are often blurred but nonetheless have distinct qualities. The areas have different spatial characters and distinct building forms generated by their uses. Unifying the character areas is a shared palette of building materials, architectural styles and history.

Character area 1—The Villa Development

This character area centres around the Victorian villa development, and as such is steeped with character. The large villa development represent Newlay’s “historical core”, though there are properties in Newlay of a similar or earlier date. The strict regimented layout of these properties highlights the planned nature of the development in the site of what was once New Laithes Wood. The properties are set in a uniform manner, in rectilinear plot sites, with few of them providing significant focal points. Rather it is the group as a whole which adds to the character.

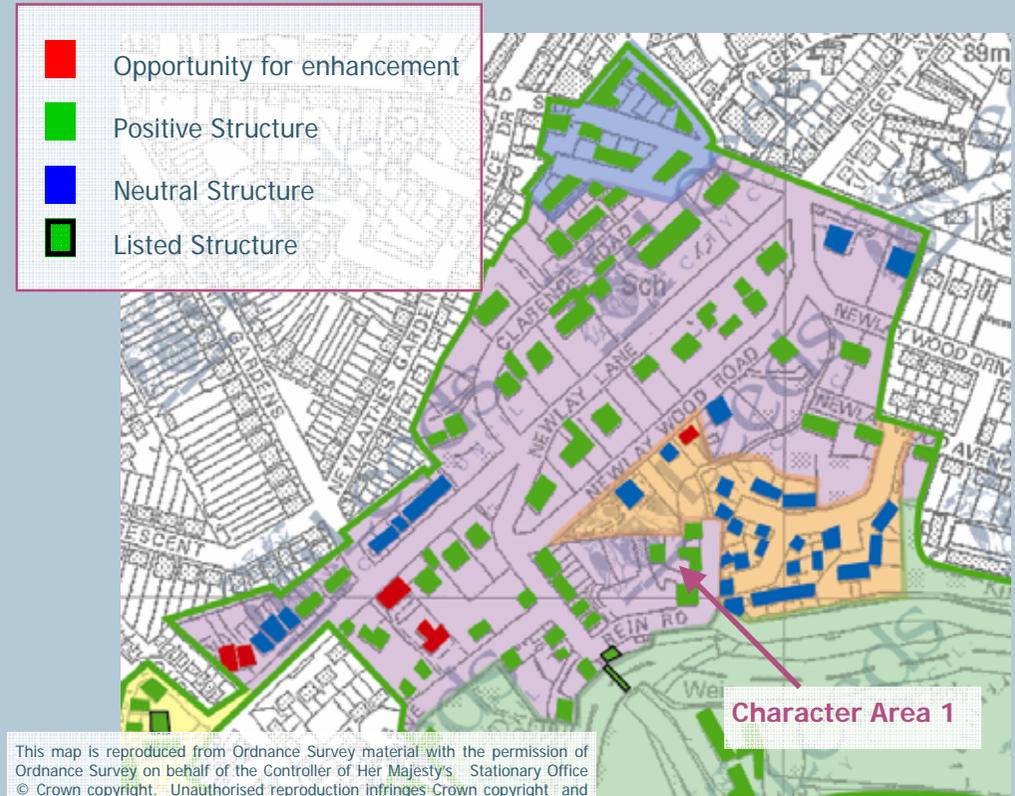
The large Victorian structures are noted for their scale, but are set back enough to offer little dominance to the road edge, especially when they are shielded by mature vegetation, as is often the case.

The Victorian development is accentuated by the individuality applied to the detailing of the structures.

- Uniform building materials
 - Commonly locally produced ashlar sandstone.
 - Slate roofing material
- The structures on the whole are villas of 2 or 3 storeys
- Set within their own expansive grounds.
- There are variations on detached and semi-detached.
- The variety in detailing
 - Various decorative details were applied to these large Victorian properties, giving them a sense of individuality.
 - Gothic detailing is common
 - The individuality enhanced by partial or full render to many of the properties.

Historic terracing is present, but is of a sufficiently high quality not to be dominated by the villa development surrounding it. These properties still retain the same palette of materials, but do not retain the same high standard of detailing and grounds surrounding them.

Some inappropriate infill has taken place in this character area, and as such has been highlighted as an opportunity to enhance the area, if such an opportunity was ever to arise.



Large Victorian villa development



Fine example of Victorian housing in the conservation area.

Character Analysis

Character area 2 - Back Clarence Road

Though very small in area, Back Clarence Road and Clarence Grove have a distinctive character. As has been discussed, the majority of the conservation area is made up of large villa development and plots, allowing the 19th century gentry classes to commute into Leeds. These modest developments though date from a similar, or possibly earlier, date.

Activity in these streets is often one of through movement, either by traffic or pedestrians, associated with New Side Road. This does give this character area a significantly different feel from the rest of the areas. The series of terrace housing and back-to-back housing in this area gives a variance in the grain of the conservation area, yet the palette of local materials is still employed, which results in the most important characteristics being consistent.

The building materials that are so important in much of the conservation area are again very important here;

- Locally produced ashlar sandstone and gritstone.
- Slate roofs.
- Not many original windows survive, but where they do the character is greatly maintained.

The layout and detailing of the structures in this area also add a great amount to the character of the area;

- Terracing or back-to-back properties most dominant
- 2 storey
- Street facing
- Tightly knit development results in little open space surrounding the terracing.



Back Clarence Road, from Clarence Road



Back-to-backs on Back Clarence Road



Historic properties on New Road Side

Character Area 2



Character Analysis

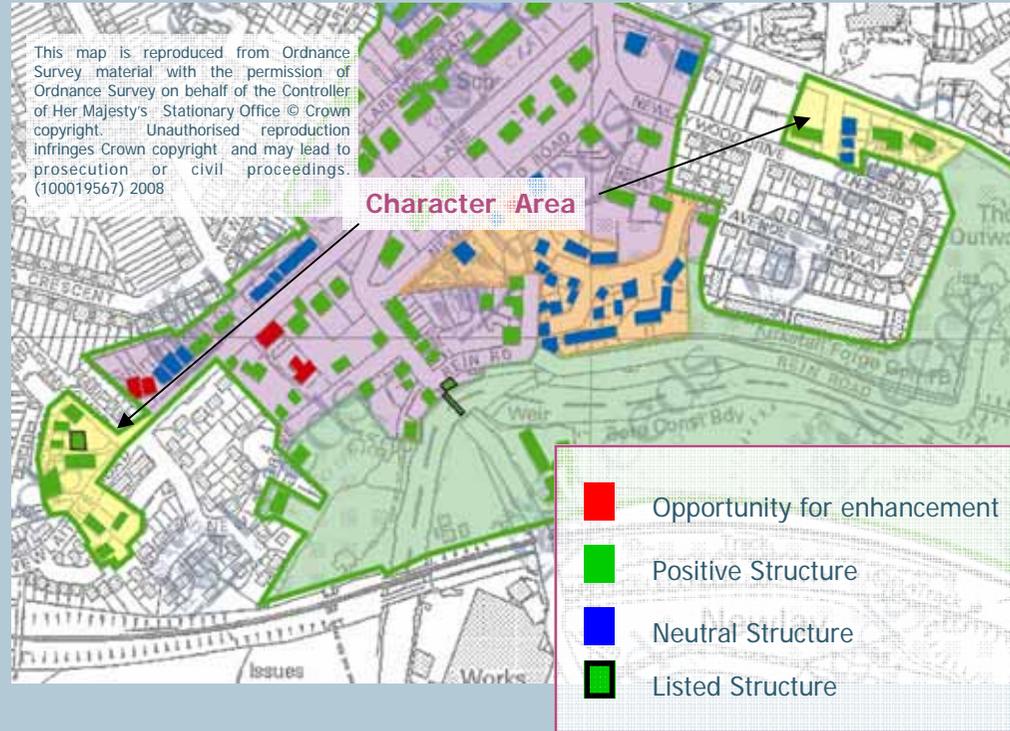
Character area 3 - Newlaithes and Throstle Nest

These two areas of Newlay are arguably the most historic in the conservation area.

There was already a well established settlement around Newlaithes Manor House prior to the introduction of the railway and subsequent villa development in the mid 19th century, and was described as "New Grange" on John Warburton's map of 1720. The property still retains architectural details from the 17th century.

The ambience in this area now is less influenced by the historic properties, and more by the modern developments engulfing it. The cul-de-sac of Abbey Court flanks to the north, and with Newlaithes Road bisecting the historic properties, results in a modern feel with a lot of through traffic. This area is worthy of conservation, but surrounding it is a sea of modern properties that somewhat detract from the historic setting. The original core of Newlay, the area around the listed New Laithes Manor House is now an anomaly in a modern area.

The other element within the character area is that around Throstle Nest Cottage. Though on the surface not as historic as New Laithes, this settlement pre-dates much of the villa



Though a variation is present in the age of the properties in the two areas, they follow much the same pattern of construction and development;

- There is a variation in heights with properties being mostly two-storey, many with single storey extensions. Other being three-storeys in height.
- Locally produced ashlar sandstone and gritstone used.
- Slate or stone tile roofing.
- Properties pay little heed to the street front due to the current road system developing after the properties.
- Architectural details
 - Variety of types.
 - More ornate around New Laithes, including hood moulding and stone mullioned windows.
 - Chimneys are an important feature of the roofscape.



17th century detailing from Newlaithes Manor House



Newlaithes Manor House

development. The properties in this location are a variation in types.

Character Analysis

Character area 4 - The Newlay Wood Rise developments

The Newlay Wood Rise character area basically consists of modern infill development which took place within the boundaries of the 1981 defined conservation area.

The development is reasonably sympathetic to the conservation area in its layout, scale and spatially.

This area has an activity vastly different to the rest of the Newlay conservation area. Cul-de-sac development is typical of the period. Interesting features are the development's use of the valley landscape, as well as reference to the local vernacular of building materials in the area.

The development does not mimic the Victorian villa settlements, but pays enough attention to it that to some extent the character and appearance of the area is maintained.

The activity of this area is restricted to the "dead end" it provides within the village. Movement around the area therefore is only undertaken by those travelling to and from the properties located here.

- Two storey properties common

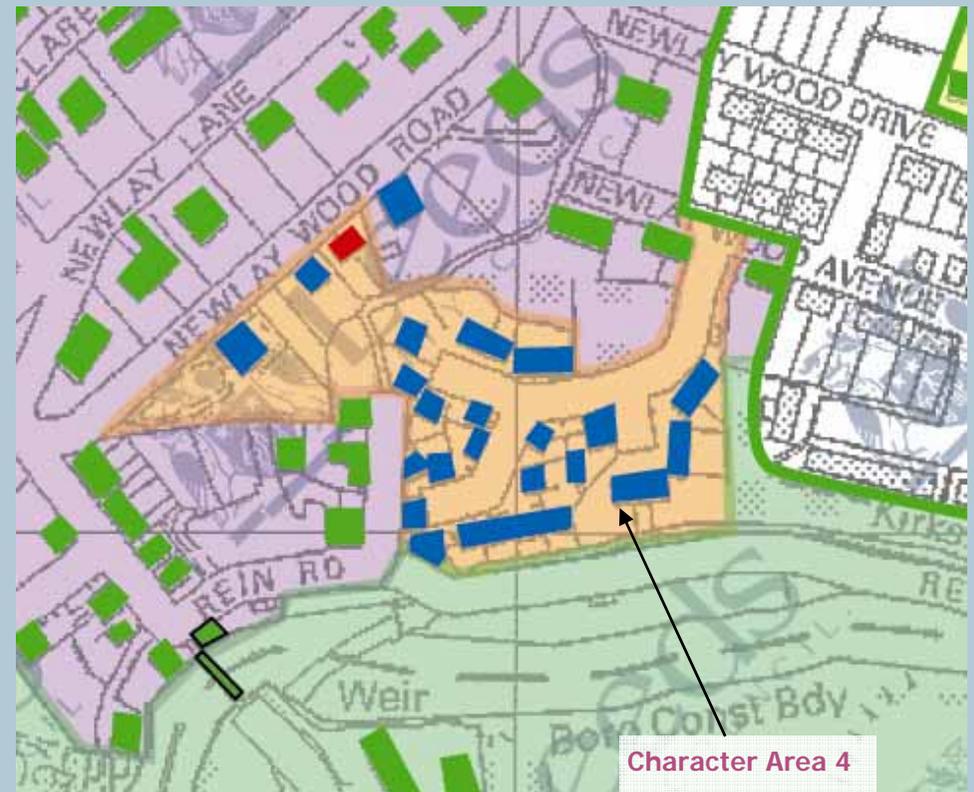
- Generally properties face the street.
- Structures are faced with a stone, or reconstituted stone material
- Slate roofs common
- Mock-Gothic gable detailing present.
- Boundary treatments often more suburban than the more historic areas. Due to the employment of wooden fencing and conifer hedging.



Newlay Wood Rise modern developments



Newlay Wood Road, neutral development just on the far right of the photograph



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■	Opportunity for enhancement
■	Positive Structure
■	Neutral Structure
	Listed Structure

Character Analysis

Character area 5 - The Outwood and the river valley

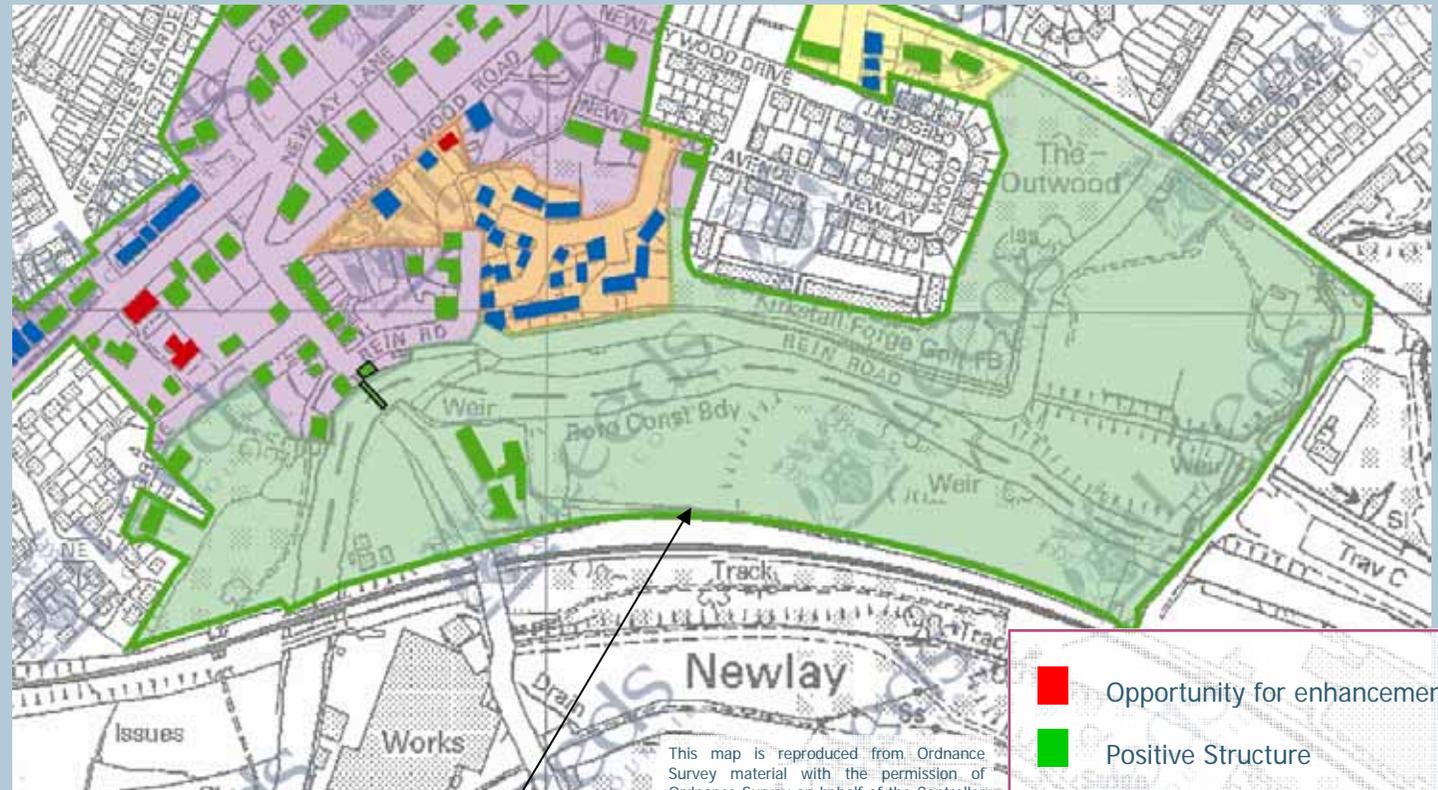
The Outwood is the only remnant of the ancient woodland that once covered Newlay. Much of the woodland south of New Road Side was gradually cleared to make way for transport links and/or housing developments. This area is of significant natural interest.

Also included in the area are two areas which had prevailing former uses. East of Rein Road is the former sewage works, south of the river is the site of the former St Helen's Works, and laterally Kirkstall Forge Tip. This two areas have a significant presence in the conservation area and therefore any redevelopment should enhance the conservation area further.

Movement in these areas is restricted to people travelling on foot. With the bridge and Rein Road being pedestrian only, the character area provides an idyllic and natural location. The type of location sought by the Victorians.

The few properties within this character area follow the style of the rest of the conservation area.

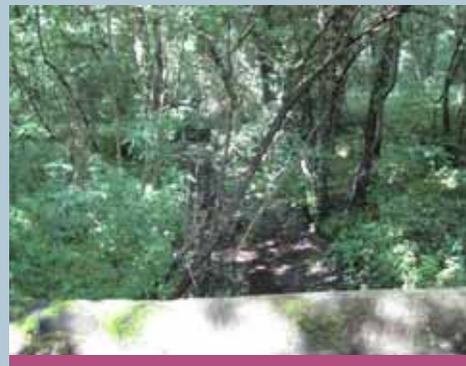
- Fine locally produced sandstone and gritstone.
- Slate roofing
- Fine detailing where present
- Large detached properties set into their own expansive grounds



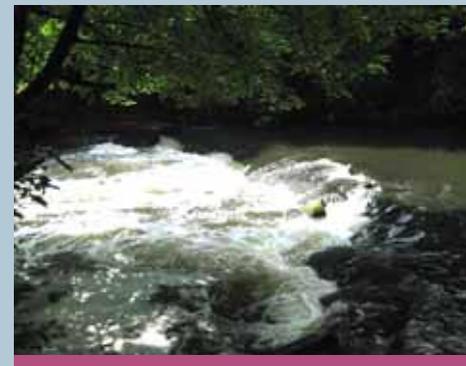
Character Area 5

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- Opportunity for enhancement
- Positive Structure
- Neutral Structure
- Listed Structure



Kirkstall Forge Goit in The Outwood



The weir south of The Outwood



Land to the east of Rein Road

Management Plan— Opportunities for management and enhancement

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

Not all opportunities for enhancement involve the reworking of an inappropriate structure, rather they can apply to new buildings, open spaces and highways issues (street furniture). This list is by no means exhaustive, as conservation areas can always be improved upon.

Sensitive new development in the conservation area

To be successful, any future development within the conservation area needs to be mindful of the local character of the existing area, while at the same time being distinctly of the 21st century and addressing contemporary issues such as sustainability, and building regulations.

A particular threat is the tendency for new build to be of suburban form and design, executed in materials of lower quality than the surrounding positive

buildings. Equally, poorly designed and detailed 'pastiche' development can be as eroding to special character as development that shows no regard for its setting.

Successful new development in historic areas will:

- *Relate well to the geography and history of the place and the lie of the land*
- *Sit happily in the pattern of existing development and routes through and around it*
- *Respect important views*
- *Respect the scale [and proportion] of neighbouring buildings*
- *Use materials and building methods which are as high in quality as those used in existing buildings*
- *Create new views and juxtapositions which add to the variety and texture of their setting.*

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

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



Sensitive and appropriate recent development on Newlay Grove. With details and materials appropriate to the area.

Resistance to inappropriate forms of infill development

Conservation areas in general are sensitive to forms of inappropriate infill development or "garden grabbing". Often the infill that takes place does not take into account the scale, massing and proportion of structures in the area. Spaces between the structures are also important. All of these criteria are important in maintaining the character of the area. The failure to ensure that

these characteristics are upheld can result in developments that will have a detrimental affect on the character and appearance of the conservation area.

Action: Any development proposing the infill of a site, or the subdivision of a plot, should respond the scale, proportion, layout and distribution of positive structures within the conservation area.

Public realm enhancements

When resources are available a specifically funded streetscape audit and rationalisation of existing signage, road markings and street furniture would provide the opportunity to clear the streetscape of unnecessary clutter. Redundant and duplicate items could be removed, and consideration given to the reduction and sensitive design, siting, scale and grouping of fixtures, fittings and markings.

Particular issues that could benefit from enhancement include:

- Appropriate design for street furniture such as streetlights, such as a simple design painted black (as covered by current council policy).
- The sympathetic development and enhancement of surface treatments on public highways, particularly paths. The surfacing of some areas of the public highways could be improved. Inconsistent and patchy surfacing, as well of areas of disrepair are inappropriate to the conservation area.
- Increased number of street trees when services and budgets allow.
- More discrete public realm such as smaller traffic signs and paler yellow lines when they are due for renewal.

Action: Promote public realm enhancements within the conservation area as opportunities arise. Ensure that future public realm works respect and enhance the special character of the

conservation area. This will include;

- Making sure the siting and design of road signs and street furniture in the conservation area should have regard to current English Heritage "Streets for All" guidance (see references).



Example of historic boundary walls and stone kerbing on Clarence Road



Architectural details help to establish the character of the structure, as well as the area.

- Retain historic paving in the conservation area and restore where appropriate and when possible.
- Ensuring that street lighting plan should respect the historic streetscape and proportions of buildings.

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

Given the limited listed building coverage within the area, it is not surprising that incremental loss of traditional architectural detailing is an issue in the conservation area. Replacement of windows, doors, traditional wall surfaces and roof coverings with inappropriate materials and designs, is a negative feature that affects individual buildings and the wider streetscape. This cumulative change is particularly noticeable in the terrace rows where the original uniformity has been weakened.

Surviving historic features should be maintained and sympathetically repaired where necessary. Where historic features such as windows and doors have been lost in the identified positive buildings, reinstatement of appropriate, traditional detailed fittings is encouraged.

By encouraging the protection of surviving historic detail and the

reinstatement of appropriately detailed fittings in the defined positive buildings, the character of the conservation area can be further enhanced.

Action: Surviving historic features should be retained and where necessary sympathetically repaired/replaced



Ornate detailing present on some structures are important features to be retained

Establish a local list

The listed building designation of the village does not adequately reflect the local importance of much of the historic building stock in the conservation area. English Heritage, PPG15 and the Heritage Protection White Paper '*Heritage Protection for the 21st century*' encourages local authorities to designate lists of locally important buildings and to formulate local policies for their protection.

As part of the ongoing Heritage Protection reforms, English Heritage will produce standardisation criteria and good practice guidance for such local listing. This appraisal identifies positive historic buildings that could form the local list for the conservation area.

Action: Move to establish a list of locally significant buildings and devise policies for their protection.



Example of a structure which though not listed is of great value to the conservation area.

Tree management

Trees form an important part of the character of the village. Conservation area designation affords some degree of protection, however, to ensure that this element of Newlay's special character is protected and enhanced a tree strategy should be formulated to assess the need for the designation of Tree Preservation Orders (TPOs) and general tree management issues. A replanting strategy should also be considered in order to manage the impact of loss of trees through over maturity.

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



Private land off Newlay Grove that contains mature tree growth

Development affecting the setting of the conservation area

It is important that development around the conservation area does not spoil its setting. Appropriate design and materials should still be used when designing structures adjacent to the conservation area.

Action: The impact of developments that will be affecting the character and appearance of the conservation area, even if they are outside of it, should be considered. This will ensure the character and setting of the conservation area is not compromised.



Development of a different scale and different palette of materials can affect the appearance and the setting of the conservation

Boundary Treatments

Newlay, due to its layout and historical context, is particularly at risk from the negative effects that can be caused by inappropriate boundary hedges, walls, railings and fences. In order to retain the established character, all boundary treatments should be sympathetic with the existing, and those which add character to the area.

Action: It will be ensured that boundary treatments within Newlay are consistent with the sympathetic and traditional nature of those already in existence.



Historic wall boundary treatment. Newlay also has mature trees and hedgerows within its varied and traditional palette of historic boundaries.

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Maps

- 1851—Ordnance survey 1st edition
- 1938—Ordnance survey
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Internet sources

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Acknowledgements

- Newlay Conservation Society
- Horsforth Design Statement Group
- West Yorkshire Archaeological Advisory Service (WYAAS).

The funding for the production of this document was made available through the North West Outer Area Committee of Leeds City Council.

Where to find out more

Local sources are:

- Central Library (Local & Family History Section), The Headrow, Leeds LS1. Tel 0113 247 8290 email: localstudies@leeds.gov.uk website: www.leeds.gov.uk/library
- West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds LS73AP. Tel-0113 214 5814 email: leeds@wyjs.org.uk website: www.archives.wyjs.org.uk
- West Yorkshire Archaeological Advisory 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.heritagegateway.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.

Local Interest Groups

If you have found this appraisal of interest and would like to find out more, the following local interest groups are useful sources of knowledge;

- *Newlay Conservation Society*, contact Martin Hughes 07976916166, email; martin@yorkshiredampcourse.co.uk
- *Horsforth Civic Society*, contact Sheila Barlow 0113 2585748
- *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

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Finding Out More

What is a conservation area?

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

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

What does conservation area status mean?

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

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

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

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

What is the purpose of this appraisal?

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

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

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

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

The appraisal is not intended to be comprehensive and the omission of any particular building, feature or space

should not be taken to imply that it is of no interest.

Planning policy context

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

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

Community involvement and adoption process

A draft version of this appraisal went through a public consultation process. There was a six week period of public consultation including:

- A five week exhibition at the local library, with handout summary leaflets and access to a paper copy of the appraisal
- A presentation of the findings of the appraisal was given at a public meeting
- Identified stakeholders and interested parties will be directly notified
- The appraisal was made available through the Council's website
- The consultation was advertised with local press coverage and a leaflet drop to all residences in the conservation area.

The consultation responses were evaluated and the appraisal was amended in light of comments received. This document was finally approved by Leeds City Council in November 2008. It was formally endorsed by the Planning Board at the meeting in October 2008. The appraisal will be a material consideration when applications for change within the conservation area or its setting are considered by the Council.