



Headingley Hill with Hyde Park and Woodhouse Moor 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.



Headingley Hill, Hyde Park and Woodhouse Moor CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of
planning decisions— 17 May, 2012

Summary of Special Interest

Headingley Hill, together with Hyde Park and Woodhouse Cliff, became the premier suburb in Leeds for successful business families escaping from the smoke of the city centre from 1830 onwards, initially in stone villas in large plots on both sides of Headingley Lane (see photograph 1) and on Woodhouse Cliff.

Development later in the 19th century took place off new cul-de-sac service roads leading towards Woodhouse Ridge (see photograph 2) and between Headingley Lane and Woodhouse Moor where terraced housing predominated.

The two adjoining green spaces of Woodhouse Ridge and Woodhouse Moor, which were originally common land, were acquired by the then Leeds Corporation and laid out as public parks to serve the expanding residential area.

Key Characteristics

- Headingley Hill, despite 20th century infill, is still characterised by large stone villas in relatively large plots set well back from the service roads which are bounded by stone boundary walls and outbuildings. Many streets have stone flags and kerbs too. The large plots contain many trees which give a mature landscape setting to the buildings.
- Hyde Park and Woodhouse Cliff were more densely developed with a variety of house types but with relatively long front gardens which

have allowed mature trees to grow and green the street scene.

- Hyde Park Corner is a vibrant local shopping and leisure area with independent shops, cafes, bars and takeaway food outlets. There is a good group of traditional shopfronts that define the special character of this area.
- There are 51 listed buildings and monuments in the area but many more positive buildings which all contribute to the special character of the area both to the overall streetscape and to high levels of architectural detailing.
- The landmark buildings in the area include St. Augustine's Church with its 186ft tower, Hinsley Hall with its conical tower, Devonshire Hall and the Crescent at Hyde Park Corner.
- The area is bounded to the north by the greenspace of Woodhouse Ridge which descends steeply into the Meanwood Valley and to the south-east by Woodhouse Moor which was the first public park in Leeds.

Key Issues and Opportunities

- Infill and adjoining developments need to respect the scale and proportions of existing buildings and the spaces between them.
- Alterations and extensions must also be sensitive to materials, fenestration and other architectural details of the original building which add to the character of the area.

- In this respect boundary treatments and outbuildings also contribute to the character and should be retained and enhanced.

- Consideration should be given to Article 4(2) Direction for targeted elements of the townscape where there are threats to the survival of architectural detailing that is an essential part of the character of the area, including windows, doors, bargeboards and boundary walls.

- Similarly, the character of the public realm whether within the streetscape or green spaces is important including paving materials, street furniture and, lighting.

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

- Advertisements should also respect the streetscape and special character of the area (see photograph 3).

- Trees are particularly important in the mature landscape of the area and need positive management both in the public and private green spaces.

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

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



1. Headingley Lane



2. Woodhouse Ridge



3. Advertisements at Hyde Park Corner

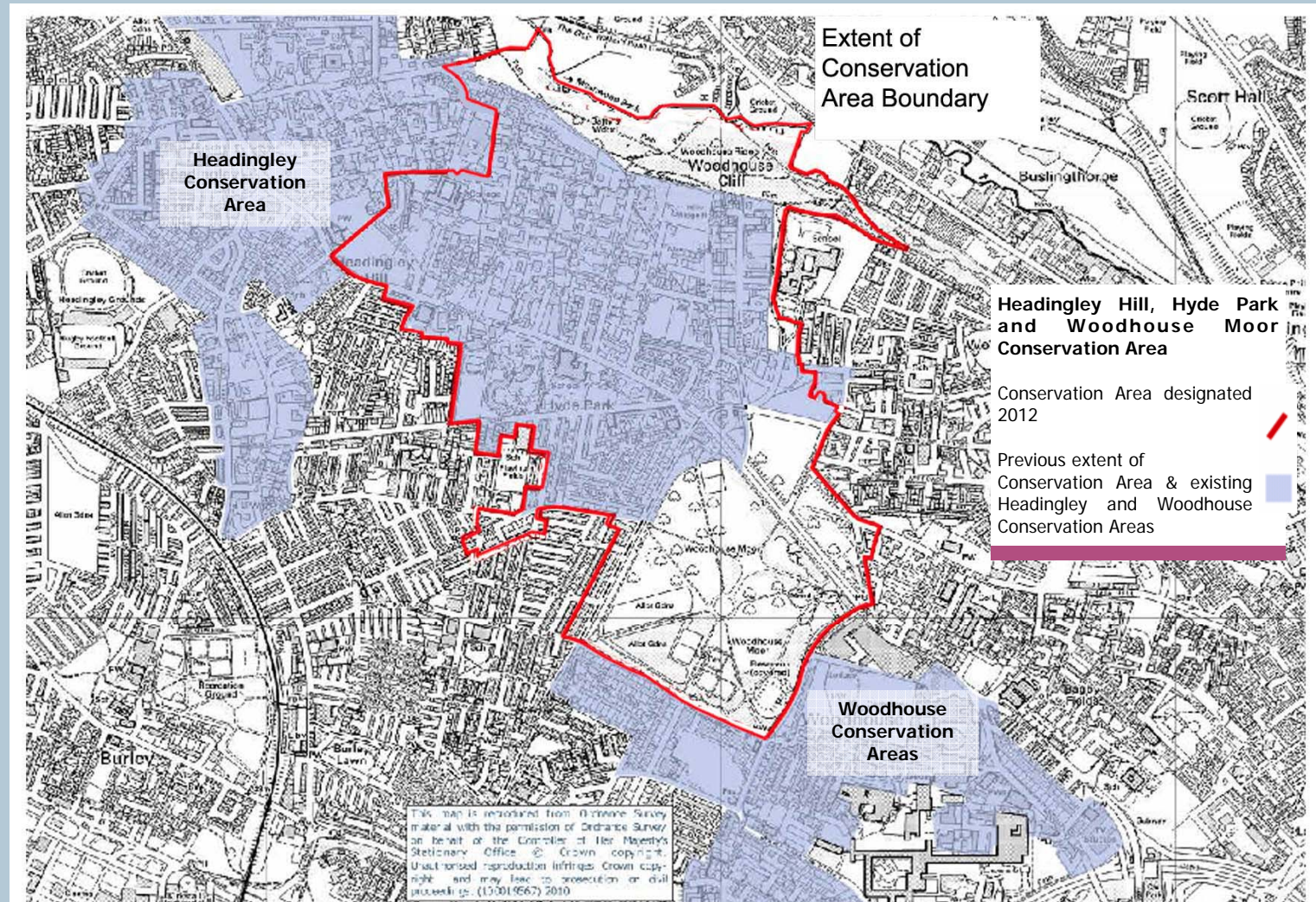
Extent of the Conservation Area

Headingley Hill, to the north of Headingley Lane, including Woodhouse Cliff and Regents Park, was originally designated as a Conservation Area on 14th March 1973.

It was subsequently amalgamated into the wider Headingley Conservation Area with some minor modifications on 5th November 1980.

On 15th February 1984 it was significantly extended to include Hyde Park Corner, with the terraced houses around St. Augustine's Church and Little Moor, and the area between Headingley Lane and Victoria Road, which had the same characteristics of 'mature trees, stone buildings and stone boundary walls' as the existing Conservation Area to the north of Headingley Lane.

The Headingley Hill, Hyde Park and Woodhouse Moor Conservation Area was created in 2012 by dividing off the southern part of the Headingley Conservation Area and including areas which were not within a conservation area, most notably Woodhouse Moor.



Location and Content

Location and Setting

Headingley Hill and Hyde Park are located just a mile and a half to the north west of the centre of Leeds. Woodhouse Lane and then Headingley Lane (A660) form the main connecting road from the city centre through the area to Headingley centre and Otley beyond.

Headingley Hill originally lay in the Headingley cum Burley Township, just outside the township of Leeds, and became the first 'suburb' of Leeds in the 1830s. The first horse drawn omnibus service to Leeds started in 1838 and the No1 bus still uses the route.

The whole area lies on a ridge between the Meanwood valley to the north and the Kirkstall valley to the south. The escarpment to the north, containing Woodhouse Ridge, is relatively steep, but the slope to the Kirkstall valley is more gentle, with its southerly aspect particularly attractive for residential development.

General character and plan form

Despite the intensive development of the later 19th century and early 20th century, attractive views are still to be seen in both directions, particularly from Woodhouse Moor.

Headingley Lane suffers from heavy traffic as a major commuter route into



Aerial photograph

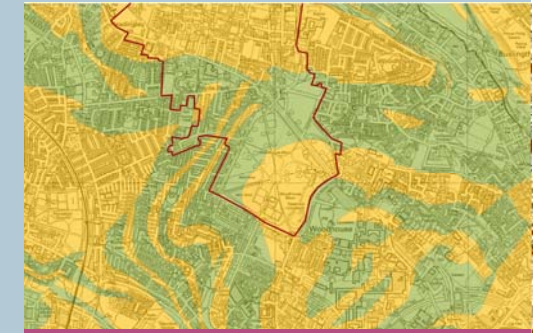
Leeds but fortunately Headingley Hill and Woodhouse Cliff have no through routes, because of the Meanwood valley escarpment, and the resulting cul-de-sacs retain much of their original character.

Geology, topography and landscape setting

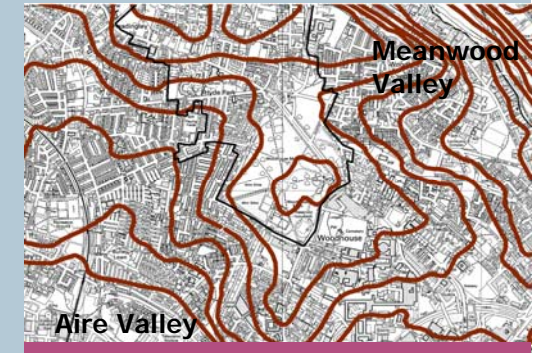
Geologically, the whole area is underlain by Lower Coal Measures but Headingley

Hill, Woodhouse Cliff and much of The Ridge are on beds of flagstone which were quarried in the Woodhouse area (Quarry Bank School) and used for local building.

There was one small sandstone quarry off Grosvenor Road (now Dagmar Wood). The area south of Headingley Lane is predominantly shales with a coal seam (Better Bed Coal) running along Hyde Park Road to Hyde Park Corner.



Geological Map of Headingley Hill Conservation Area sandstone (yellow) millstone grit (green)



Topology Map of Headingley Hill Conservation Area



Headingley Hill in its wider setting

Historic Development

Introduction

Prior to the middle of the 19th century Hyde Park and Headingley Hill did not have an identity of their own. They were simply part of the wider Headingley Manor, later the Headingley cum Burley Township. Headingley remained a separate 'out-township' until incorporated into Leeds in 1836 as a ward under the Municipal Reform Act.

Woodhouse Moor as its name implies was simply an area of uncultivated common land on the edge of the manor/township of Leeds while Woodhouse Ridge was another area of common land on the edge of the Meanwood valley which straddled both townships (see John Tuke's map).

Early History

The first written evidence of early Headingley appears in the Domesday Book, the great land survey of 1086, where it is referred to as the 'Manor of Hedingeleia'.

At the time of the Domesday Book ownership was with Ilbert (Albert) de Laci (Lacy) and held under the de Lacy's until 1314 when it was passed to John de Calverley who in turn gave it to Kirkstall Abbey in 1324.

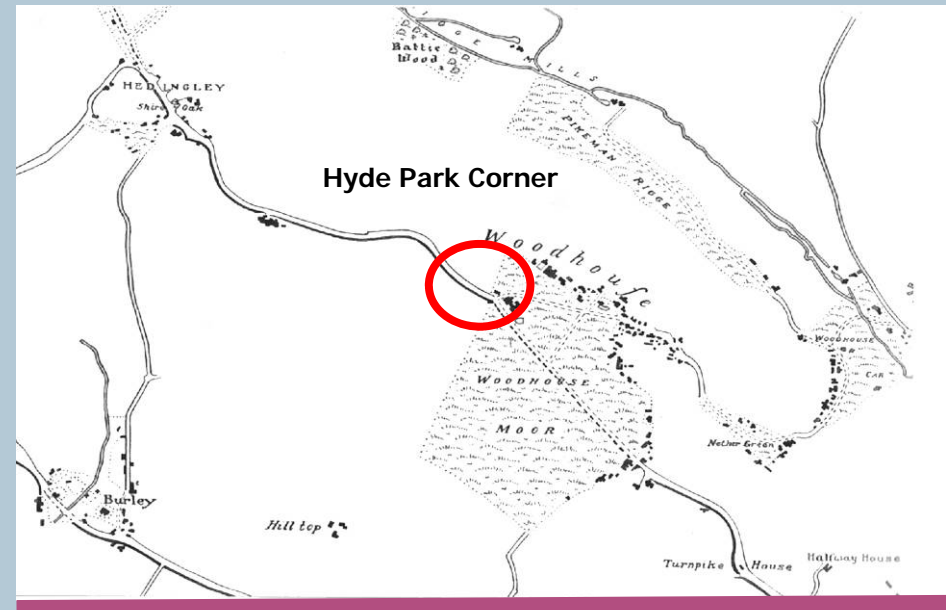
Headingley remained part of Kirkstall Abbey until the Dissolution of the Monasteries, in 1540, when the land was granted to Thomas Cranmer.

It then passed to the Savile family and then in the 17th century to the Brudenell family, Earls of Cardigan. In 1673, the Brudenells sold off 200 acres of land between Headingley village centre and Woodhouse Moor, the area now known as Headingley Hill and Hyde Park, to John Walker.

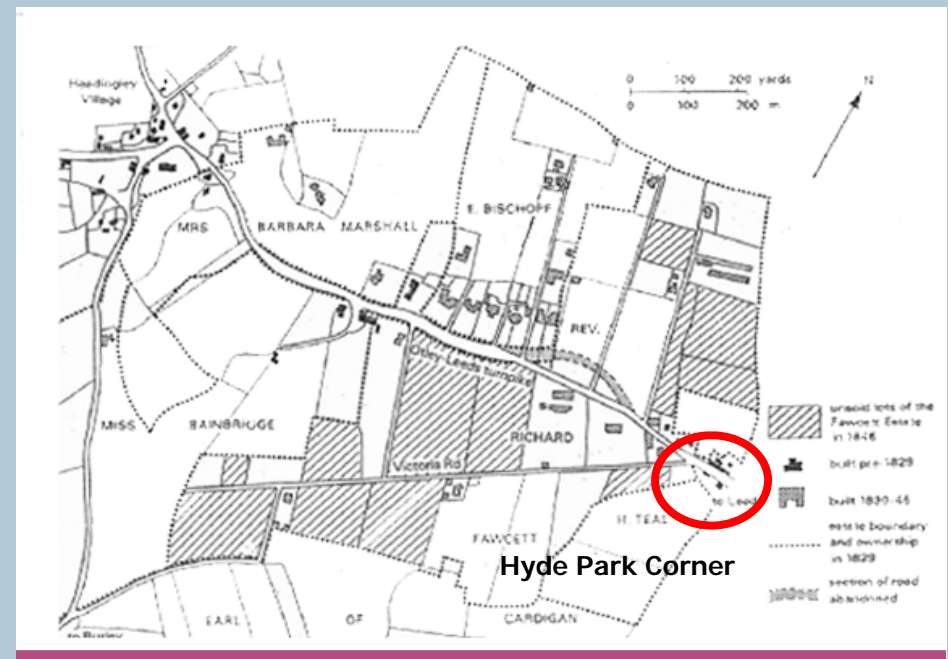
When John Walker's descendant Mary Bainbrigg died in 1805, the estate was split up and the land was progressively sold off in large building plots from the 1820's onwards, initially on sites flanking Headingley Lane which formed part of the Leeds-Otley turnpike after 1754.

Woodhouse Ridge to the north-east and Woodhouse Moor to the south-east both remained open areas of common land. Woodhouse Ridge includes an area of ancient woodland between Cardboard Hill and Bedford Fields known now as Batty's Wood but previously referred to as 'Pikeman's Ridge' due to its Civil War connections.

Woodhouse Moor was the largest expanse of common land in the Manor of Leeds, and had been used for military parades, political demonstrations, notably by Chartists, and Annual Feasts for many years and was regarded as providing 'the most healthy open space in the township of Leeds'.



John Tuke Common Land Extract 1781



Building plot map 1829-46

Historic Development

Early History (Continued)

Some limited development had taken place on the Moor, including cottages used as kennels by the Leeds Hunt and a small farm, later a public house, but most properties were located on the northern edge of the Moor, known as Woodhouse Cliff, initially in the form of small stone cottages, but later with larger houses starting with Cliff House in the late 17th century.

There was also a cluster of stone cottages where Headingley Lane met Cliff Lane initially known as Wrangthorn but later Hyde Park Corner. The name Wrangthorn survived in the name of the local school on Woodhouse Cliff and in the name of the Church of St. Augustine and its Church Hall to this day (see photograph 4).



4. Wrangthorn Church Notice Board

Victorian Period

Significant suburban development started on Headingley Hill from the 1830s onwards and, because of the content of the deeds from the Bainbrigge sales, no factories could be built and it became the premier middle

class suburb of Leeds. Parsons in 1834 described it as "having numerous mansions and elegant villas built by those whose commercial enterprise or manufacturing industry has elevated their families to opulence"

George Bischoff, a woollen merchant-cum-property speculator, purchased much of the land on Headingley Hill in 1827 and constructed new roads such as North Hill Road, to allow for the erection of villas set in large grounds between Headingley Lane and Woodhouse Ridge. Between 1829 and 1843, thirteen plots were sold and nine houses built for Leeds merchants and businessmen (see building plot map page 5).

The area was promoted as being "very pleasantly situated about 2 miles from Leeds" and as a place to avoid the dust and smoke of the town. Low taxes, a good water supply of springs, wells and new underground pipes and an improved transport system underpinned the success of the development. Improvements were carried out to Headingley Lane in 1830 including a 'high causeway' (pavement) on the northern side.

The first regular horse drawn omnibus service in Leeds started in 1838 and went from the Three Horse Shoes in Far Headingley to Upper Briggate along the then turnpike road to Otley, providing 5 journeys per day for four outside and eight inside passengers by 1839. Turnpike tolls ended in 1867, and horse-drawn trams were introduced in

1871, followed by steam trams and then electric trams in 1897. The No 1 bus service was introduced in 1905 and still runs today.

Victoria Road was the earliest of the new streets in the area, constructed in 1838, and named after the new Queen, and from 1889, it also carried a tramway.

The names Hyde Park and Regent's Park were reputedly given to the area previously known as Wrangthorn by a local landowner in the early 19th century, following a visit to London, in order to give a more prestigious image to the place to promote further development.

However, the houses, built from 1850 onwards, represented a more dense development than that of Headingley Hill, the plots being smaller and the rents lower. The form of development was predominantly brick terraces for the lower middle classes.

Woodhouse Cliff also developed towards Woodhouse Ridge along the new spine road of Cliff Road with Cliff Lane acting as a back lane along the line of the old township boundary. A variety of houses were built from large villas such as Sycamore Lodge to terraces together with a school.

The demand for building land increasingly put Woodhouse Moor under threat and, by the mid 19th century, the size of the Moor had been reduced to 63 acres.



4. Wrangthorn School 1913



5. Woodhouse Moor Gardens early 1900s



6. Woodhouse Ridge Gardens early 1900s

Historic Development

Victorian Period (continued)

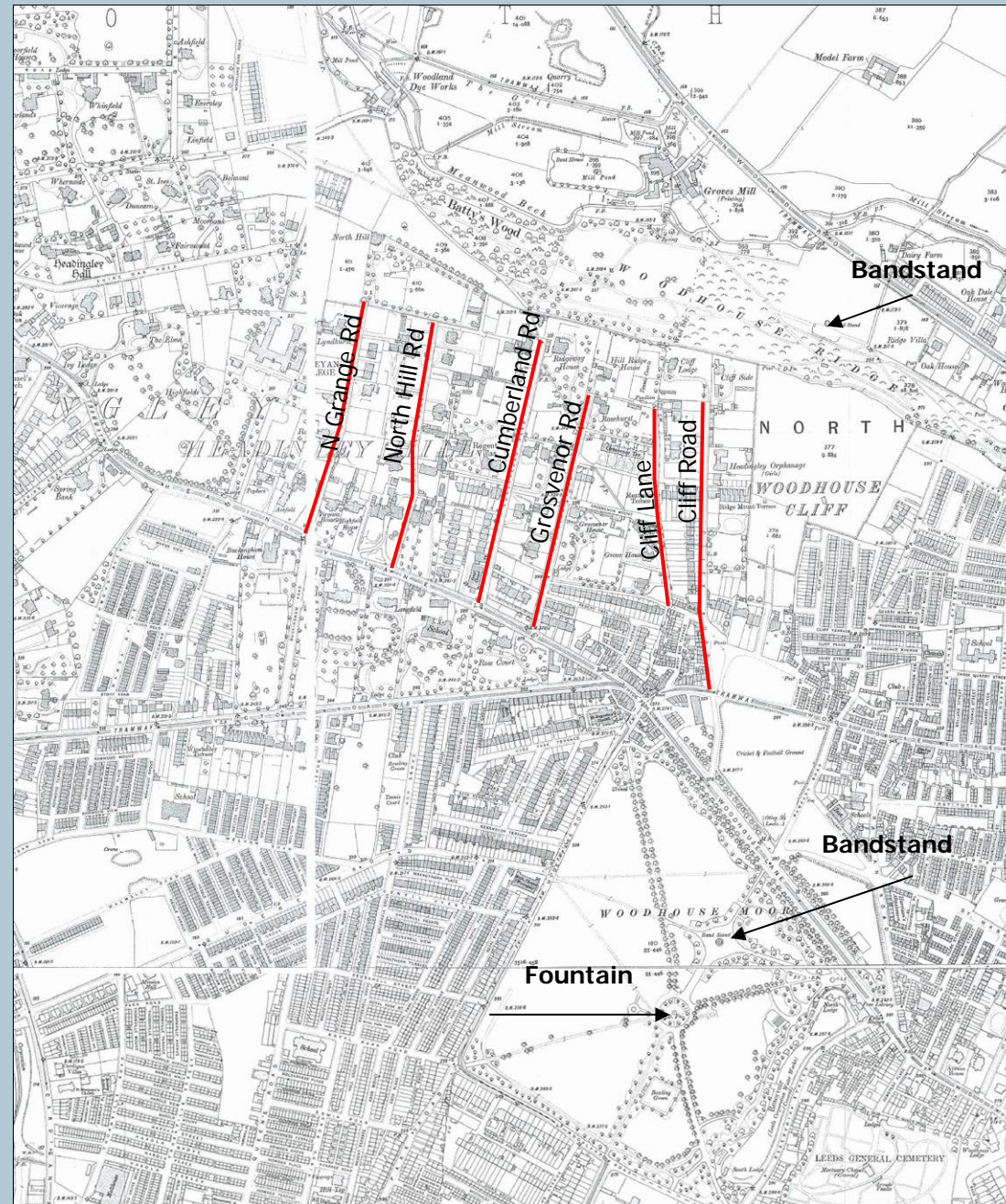
In 1857, following an Act of Parliament, Leeds Corporation acquired the Moor for £3,200 and it became the town's first municipal park. The existing buildings were removed in 1869, ponds filled and it was formally landscaped from the 1870s with trees, walkways, gardens, a fountain and a bandstand (see photo 6 page 6).

A Water Service Reservoir had been constructed in 1837 on Reservoir Road, now Clarendon Road, but covered over in 1863.

The first children's playground in Leeds was located on Monument Moor, hence being originally known as Swing Moor, and a cricket and football ground on Cinder Moor, also the site of the annual Woodhouse Feast.

Political gatherings continued with a notable meeting of the Suffragettes in July 1908 which attracted tens of thousands advocating 'votes for women'.

Much of Woodhouse Ridge to the east of Batty's Wood was gifted to the City by Sir Thomas Beckett in 1876 and the Leeds Corporation Act of 1879 authorised its landscaping as a recreation ground consisting of 16.5 acres with a bandstand, shelters, drinking fountains and walkways (see photograph 7 page 6). In 1901 Batty's Wood was also donated to the city.



1909 OS Map

Cul-de-sacs

Historic Development

20th Century

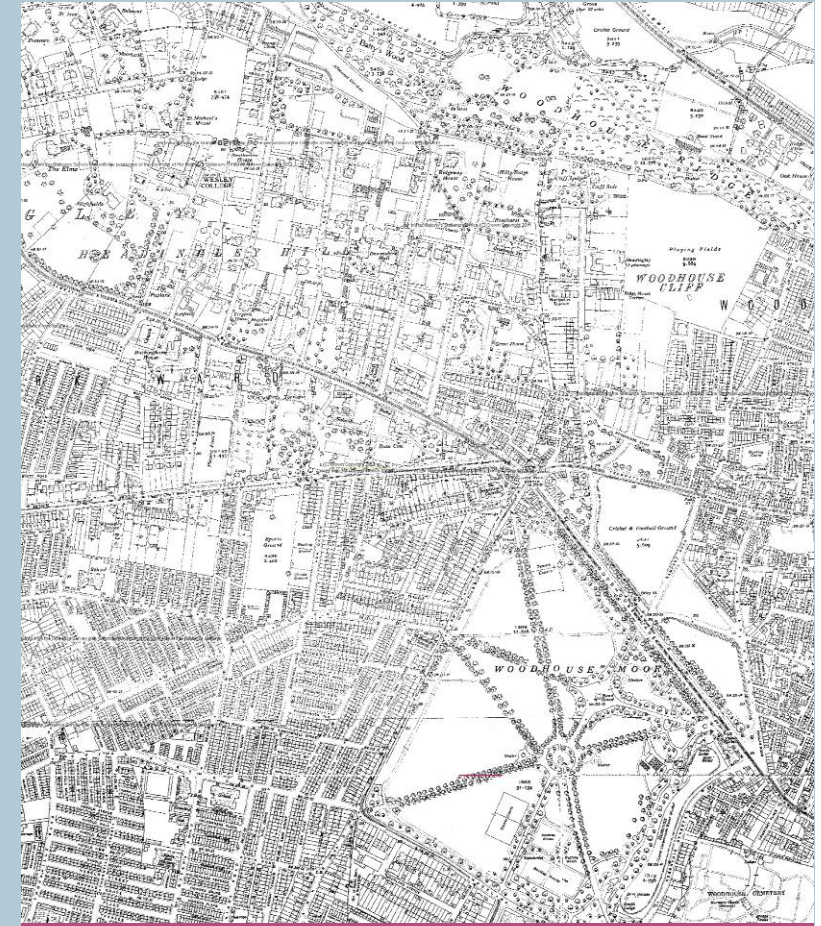
The 1904 university charter led to the establishment of Leeds University which had been in existence as a college since the 1880's. During the 20th century Headingley Hill became an enclave for university staff and buildings and Hilly Ridge House built in 1839 became the Vice-Chancellor's Lodge and residence. Devonshire Hall (see historic photograph 8) became fully established by 1928, incorporating a number of existing properties and other halls of residence followed, particularly after the Second World War.

With the existence of two higher education institutions close by in the centre of Leeds, the area became popular as a place for students to reside from the late 1960's and early 1970's. The further expansion of these educational institutions meant the number of students increased substantially with Leeds University doubling its student numbers since 1991. Many local residents and families began to move out with landlords taking over the properties to rent to students. This phenomenon is referred to as 'studentification' and is particularly prominent in the Hyde Park area. The resultant effect is the erosion of the fabric of some properties through neglect by their owners which detracts from the character of the Conservation Area.

Notable People Who Lived in the Area

- Alfred Austin, Poet Laureate – Ashwood House, 48 Headingley Lane.
- John Child, architect - The Priory on Cumberland Road.
- Atkinson Grimshaw, painter - 56 Cliff Road.
- Arthur Ransome, author of 'Swallows and Amazons' – 6 Ash Grove.
- Samuel Smiles – author – 'Self Help' - 3 Woodhouse Cliff

1938 OS Map



7. The influx of students in the 1960s and 1970s changed the character of the conservation area.

8. Devonshire Hall, the first purpose-built Hall of Residence for the students of Leeds University c1930



Character Analysis

Spatial Analysis

- The underlying topography of the area is a ridge running north-westwards from Leeds city centre to Headingley and following the line of this ridge is Woodhouse Lane/Headingley Lane, the main spine road in the area (see photograph 9).
- Secondary distributor roads lead off this spine, namely Woodhouse Street. Hyde Park Road and Victoria Road, all effectively radiating out from Hyde Park Corner, the focus of the whole area (see map page 13).
- All roads to the north of Headingley Lane and Woodhouse Street are vehicular cul-de-sacs which end at Woodhouse Ridge. This exacerbates the heavy through traffic movements along Headingley Lane (see 1909 map page 7).
- The corollary of this is that Headingley Hill and Woodhouse Cliff benefit from the lack of through traffic and this has helped to preserve their original character and particularly their streetscape.
- Development in Headingley Hill predominantly took the form of

large villa plots which reflected the relatively large and rectilinear form of the field pattern of the area (see photograph 10).

- By mid-Victorian times, Headingley Lane was flanked by villas, built in stone, on both sides. On the north side they were set well back from the road with long front gardens, while on the south side they turned their backs to Headingley Lane, to face south to take advantage of the sunny aspect.
- In addition to the large villas, short rows of stone terraced houses were also built including Headingley Terrace and Grosvenor Terrace (1841-3) A second phase of building took place in the later Victorian period and included Ashwood Villas and Terrace.
- The Woodhouse Cliff area similarly developed with houses initially facing Woodhouse Moor but with later developments along the cul-de-sac of Cliff Road leading towards Woodhouse Ridge (see 1909 map page 7).
- The area around Hyde Park Corner (Wrangthorn) and south of Victoria Road, which developed in the later 19th century, took a denser form of street patterns with long terraces predominantly in brick with front gardens and

back lanes, the longest row being on Ash Grove (see photograph 11).

- The principal landmark in this area is the tall tower with spire (186ft or 56m) of St. Augustine's Church (Wrangthorn), built in 1871, and which is especially attractive when viewed from Woodhouse Moor.
- Other landmark buildings include Hinsley Hall (Wesleyan College 1868), Devonshire Hall on Cumberland Road, the former Congregational Church on Headingley Lane, and Bethel Chapel on Victoria Road.
- Long distance views are to be seen from Woodhouse Moor, with glimpses of the Aire valley to the south from the centre and Woodhouse and beyond northwards from Woodhouse Lane, which serve to remind the viewer that they are standing on a ridge between two valleys.



9. Headingley Lane



10. Stone Villa in extensive grounds (Ridgeway)



11. Terrace (Ash Grove)

Character Analysis

Streetscape

- The streetscape of Headingley Lane is central to the character of the area. It is lined by original stone walls (or new walls and appropriate railings), and by mature trees especially on the north side and still retains stone kerbs and stone-flagged pavements. This gives a unity to the streetscape which only breaks down where the dry-cleaners, on the site of an old petrol station, is located. The overall ambience of the road is, however, marred by high volumes of traffic.
- Headingley Hill is served by the four principal access roads of Grosvenor Road, North Hill Road, North Grange Road and Cumberland Road. Being cul-de-sacs they do not suffer from through traffic and have retained much of their original character of buildings situated in a landscaped setting reinforced by extensive lengths of stone boundary walls, gateposts, kerbs and flags and, in the case of Ashwood Villas (see photograph 12), stone sets too.
- In places the high boundary walls, outbuildings, and mature trees generate an enclosed atmosphere that Atkinson Grimshaw would have appreciated and

Alan Bennett recognised, both being 'local lads'.

- A different but strong streetscape is to be seen on the south side of Victoria Road (see photograph 14) where a stone built terrace directly fronts the back of the footpath and includes the listed Bethel Pentecostal Church (1886) with its attractive spire.
- The fine terraces along Hyde Park Road facing Woodhouse Moor provide an attractive and coherent streetscape as well as creating a built 'frame' to the Moor itself (see photograph 15).
- Woodhouse Lane, as it crosses Woodhouse Moor, presents an attractive tree lined boulevard with wide stone pavements which reinforces the 'gateway' character of Hyde Park Corner when approaching the area from the city centre (see photograph 13).



15 Hyde Park Road from Woodhouse Moor



12. Ashwood Villas



13. Woodhouse Lane



14. Victoria Road

Character Analysis

Built Environment

- The special character of the area reflects its original status as the premier suburb of Leeds, initially in the mid 19th century, with sandstone villas and substantial terraces in spacious plots creating a landscaped setting for the dwellings.
- Many of these villas and terraces are now listed and total 46. In addition there are 4 listed monuments on Woodhouse Moor (see schedule in appendix).
- They were predominantly constructed in coursed ashlar sandstone or gritstone with slate roofs in a variety of styles including Gothic Revival, Tudor Revival, Italianate, and Classical



16. Rose Court Classical Portico



17. North Hill House Gothic Style

- with Doric and Tuscan columns (see photograph 16).
- Many have attractive stone outbuildings and stone boundary walls with large gate piers, together with other attractive details e.g. heraldic beasts on the roof of Spring Hill and large traceried windows at North Hill House (see photograph 17).
- Later in the 19th century and early 20th century other styles appeared such as Arts and Crafts (Lincombe - see photograph 18), Scottish Baronial (Devonshire Hall) and Egyptian (Elinor Lupton Centre) including a variety of materials.
- In addition to the listed buildings there are a considerable number of 'positive' buildings which make an essential contribution to the character of the area and which are identified on the maps in the individual character area sections in this appraisal.
- Examples of particularly coherent groupings of positive buildings can be seen throughout the area in Ashwood Villas and Terrace, 51-54 Cliff Road, Ridgemount Terrace, Regent Park Terrace and The Crescent at Hyde Park Corner.
- Even the more modest terraces, predominantly built in red brick, have stone lintels and sills and other detailing in bargeboards, dormers, eaves and doorways which contribute to the character of the whole area.



18. Lincombe Arts and Crafts House

- The coherence of the roofscape of some terraces, however, has been lost with the replacement or addition of unsympathetic modern dormers (see photograph 19).



20. Fenestration Detail



19. Unsympathetic dormers, Hyde Park Terrace

Character Analysis

Greenscape

- Woodhouse Moor was formally designed and landscaped in the 1870s with tree-lined walkways, including along Woodhouse Lane, seating, a fountain with clock turret and a bandstand (see photograph 21). The walkways were later enhanced in 1902 with iron archways (see photograph 22) with gas lights to commemorate the coronation of Edward VII and facilitate 'evening promenading'.
- The main Moor has a number of diagonal walkways, together with walkways parallel to the surrounding roads, which are all lined with mature trees. They converge in the centre where the bandstand and fountain originally stood.



21. Woodhouse Ridge Bandstand 1905

- Recreational facilities are now provided on the main Moor, including a skate-board park, multi-use games area, tennis courts, bowling-greens (see photograph 23), children's playground, and allotments. The areas in between are simply grassed for informal play but there are some formal gardens in the vicinity of Queen Victoria's statue. Woodhouse Moor is now the most intensively used green space in Leeds.
- Woodhouse Ridge was in its prime as a public park in the late Victorian and Edwardian eras. Promenading, taking tea and listening to bands were the height of elegant entertainment. It was described in the early 20th century as consisting of 'slanting walks furnished with seats, shrubberies have been formed and rhododendrons planted'.



22. Woodhouse Moor c 1900

- It is now, however, rather overgrown with trees and the bandstand and other original features have long gone, although the base of the bandstand can still be seen.
- The wooded Ridge now offers 42 acres of wildlife habitat for many animals, including Roe Deer, while Cardboard Hill contains a wildflower meadow and retains open views of the Meanwood Valley.
- A green pedestrian route now connects Woodhouse Ridge and Woodhouse Moor alongside the City of Leeds School site (Bedford Fields), and this provides an important green link between the two main green spaces, and an attractive boundary to the area.
- One other significant area of green space has remained unde-



23. Woodhouse Moor bowling green

veloped in the area, (firstly because of a possible Headingley by-pass road, then a super-tram route and now a proposed New Generation Transport scheme), which is the field used for horse grazing on Headingley Lane (see photograph 24) between the entrance to Hinsley Hall and St. Columba's Church.

- Despite much infill over the last century significant green spaces with mature trees remain within the built-up areas too, partly as private gardens e.g. Hilly Ridge House, Ridgeway House, Hinsley Hall and Rosehurst, partly as school playing fields at Ford House and Rose Court, but also as public space at Dagmar Wood on Grosvenor Road where community events take place.



24. Grazing field in front of Hinsley Hall

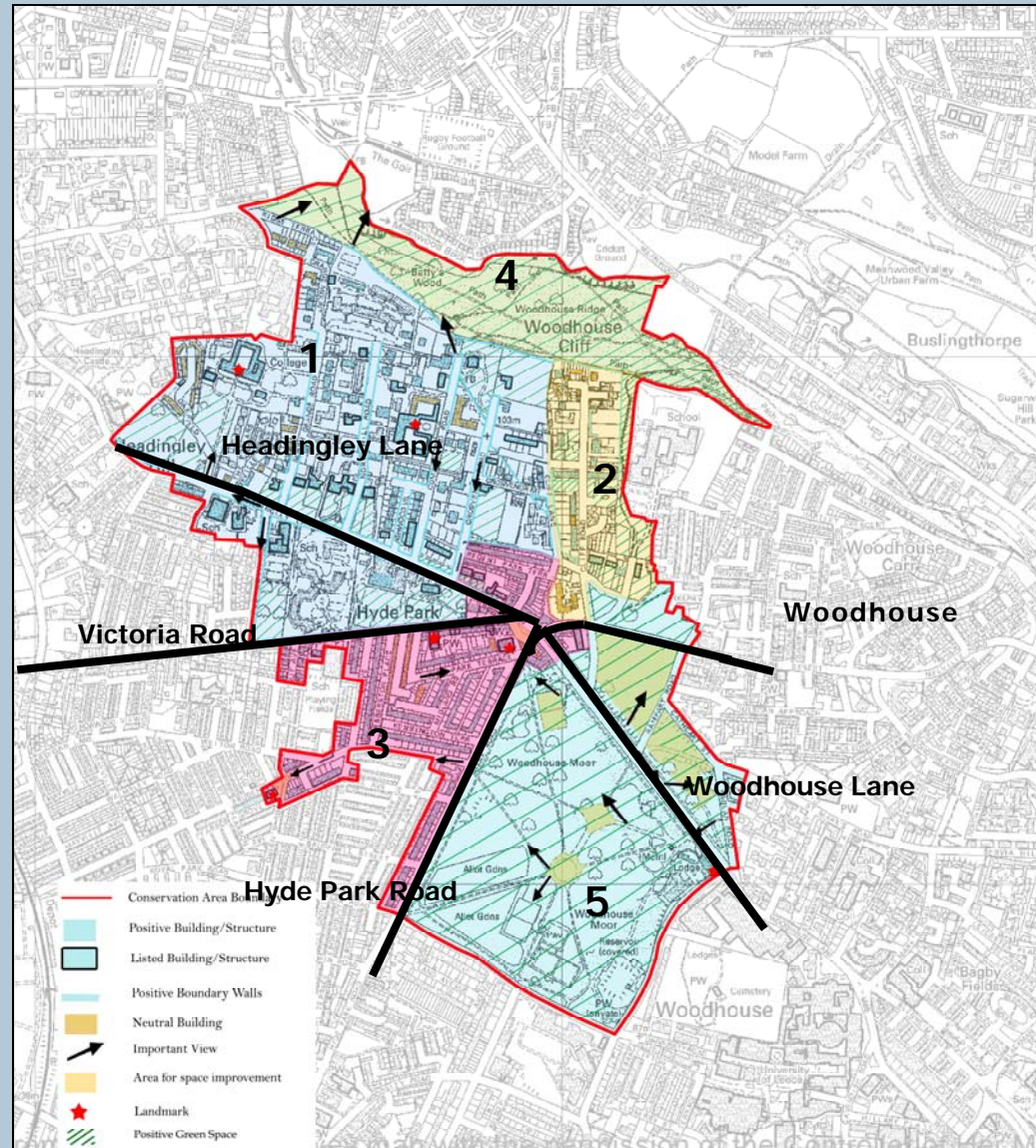
Character Analysis

Character Areas

In addition to identifying broad characteristics that define the area as whole, there are distinct character areas. These areas have distinct qualities and characteristics resulting from their origins and evolution, spatial form, functions and uses.

1. Headingley Hill – a residential area originally dominated by large stone villas in a mature landscape setting flanking Headingley Lane.
2. Woodhouse Cliff – a mixed residential area between Woodhouse Moor and Woodhouse Ridge.
3. Hyde Park – a predominantly terraced residential area focussed around the local centre of Hyde Park Corner.
4. Woodhouse Ridge – an informal area of public greenspace bordering Headingley Hill and Woodhouse Cliff.
5. Woodhouse Moor – a formal public park bordering Hyde Park and Woodhouse Cliff on both sides of Woodhouse Lane.

	1. Headingley Hill
	2. Woodhouse Cliff
	3. Hyde Park
	4. Woodhouse Ridge
	5. Woodhouse Moor



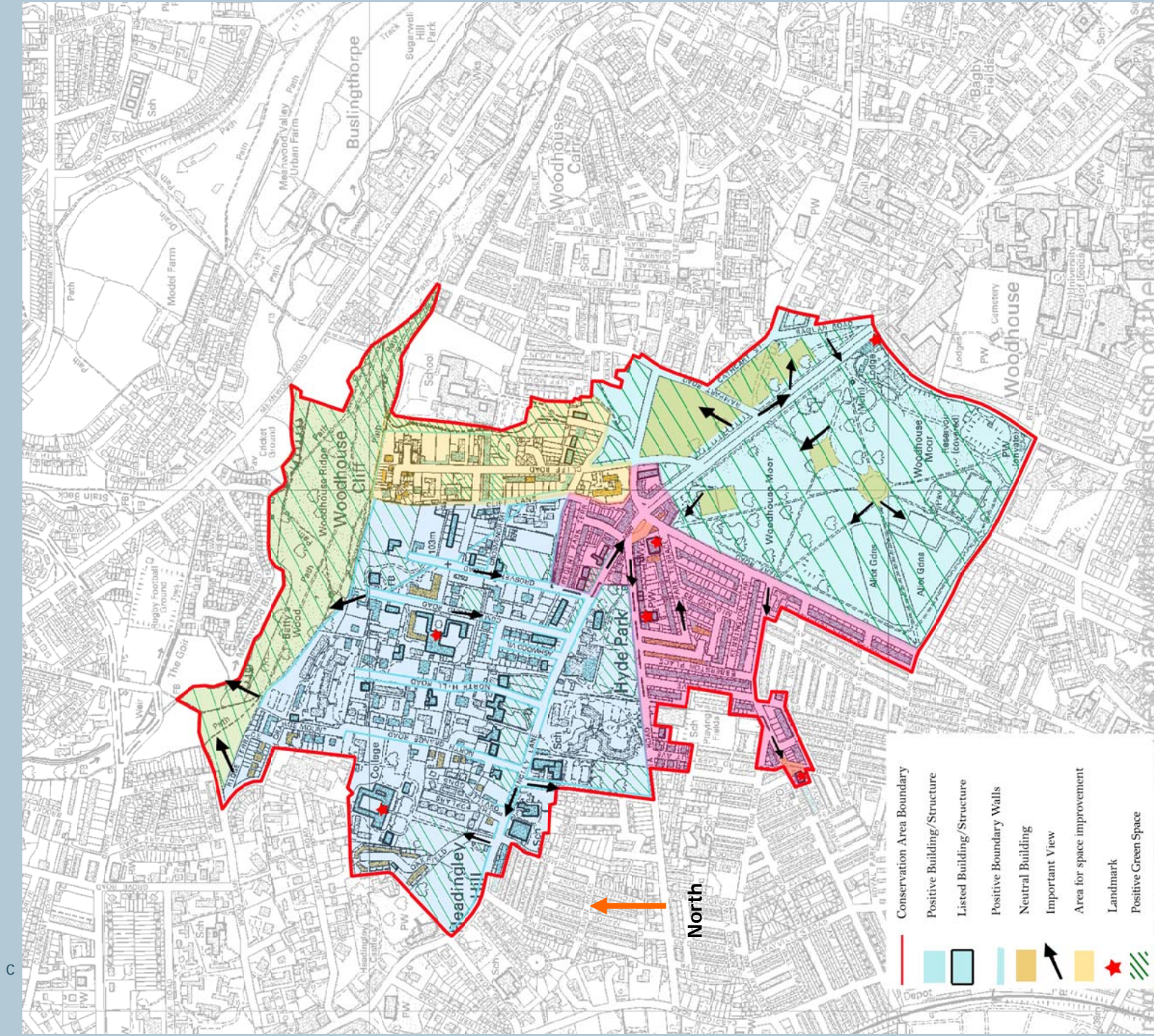
Positive buildings

On the map on page 14, buildings are coloured dependant on the contribution they make to the conservation area. The buildings coloured blue on the map make a positive contribution to the character of the area. This contribution may be in one or more of the following ways:

- Landmark buildings
- Buildings which 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 of the National Planning Policy Framework.

Character Analysis



Character Analysis

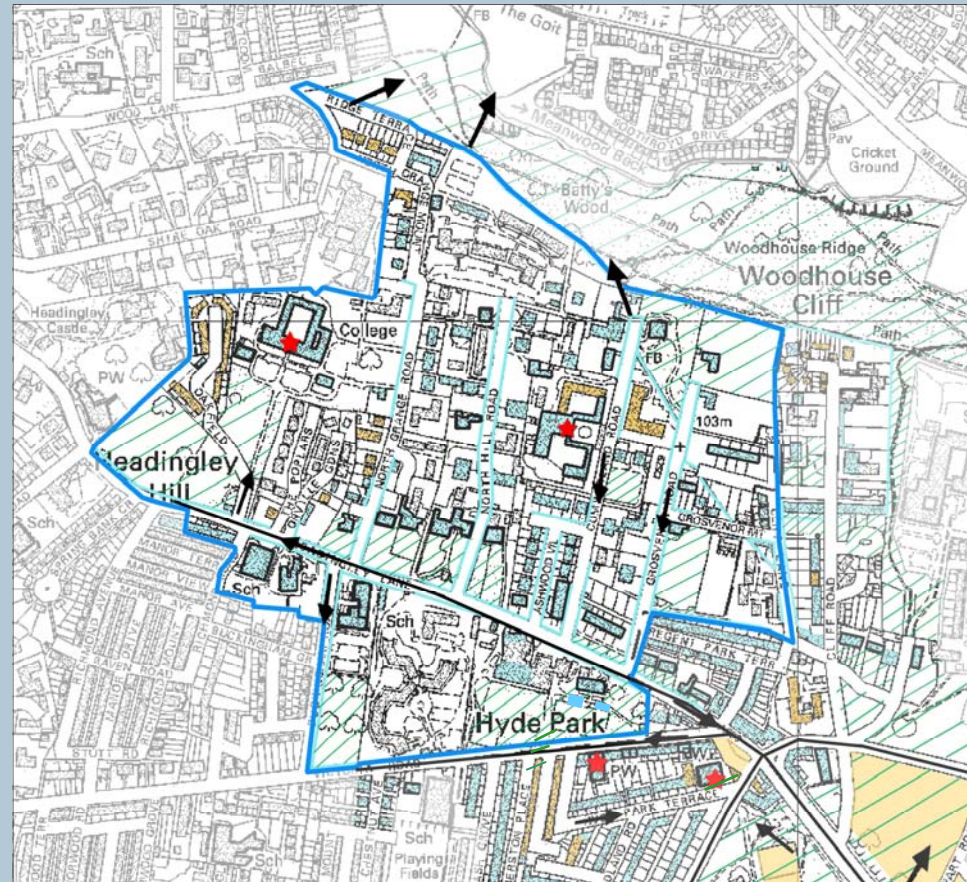
Character area 1 Headingley Hill

Location

- The area lies on both sides of Headingley Lane between Woodhouse Ridge and Victoria Road with the majority of the area to the north of Headingley Lane.

Key Characteristics

- The streetscape of Headingley Lane is central to the character of the area and in mid Victorian times it was flanked by villas on both sides.
- On the south side they were designed to take advantage of the southerly aspect and their gardens ran down to Victoria Road. However only half the original villas now survive, but all those remaining are listed. In some cases, the grounds of the villas



have been developed for an 'office park' (Longfield and Torridon) or for housing and the Elinor Lupton Centre (Buckingham House). The remaining out-buildings, boundary walls, mature trees and green spaces, however, contribute to the character of the area, notably at Ford House and Rose Court (see photograph 25).

- The original new school building for the Leeds Girls High School now closed and built on the site of Morley House has an attractive neo-Georgian style (1906) but many of the later 20th century infill buildings are out of scale and character with their surroundings.



25. Rose Court from Victoria Road



26. Hilton Court North Hill Road



27. Headingley Terrace



28. Rear extension to Highfield House

Character Analysis

Character area 1 Headingley Hill

Key Characteristics (continued)

- On the north side of Headingley Lane all but one of the original villas still remain. They are set well back from the road with very long front gardens, except in the case of Headingley Terrace (1840s) (see photograph 27 page 15) which has a service road at the front. All but one of them is listed but this has not prevented a totally unsympathetic extension to the rear of Highfield House (see photograph 28 page 15).
- The rest of the area behind the frontage properties was originally developed in the mid 19th century with predominantly detached and semi-detached villas set in large plots and served by the four principal access roads of Grosvenor Road, Cumberland



29. Grosvenor Terrace

Road, North Hill Road and North Grange Road

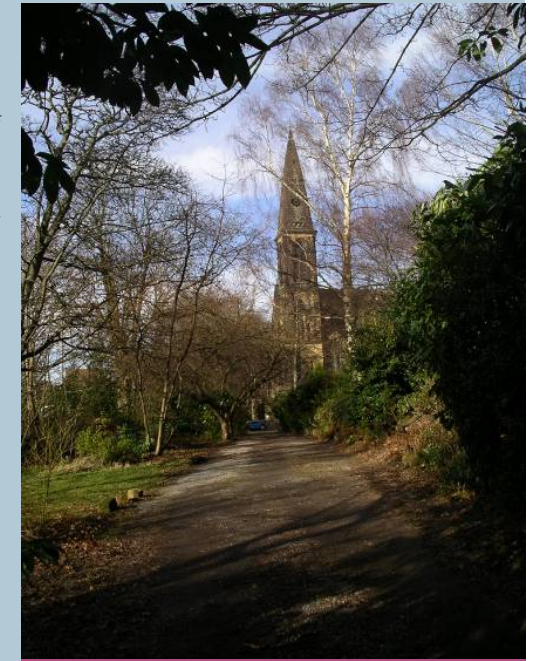
- The exception to the large villas was a row of terraced houses, Grosvenor Terrace (1841-3, listed) (see photograph 29). A second phase of building took place in the later Victorian period and included the Ashwood Villas and Terrace.
- A number of the 19th century villas are listed, including North Hill House (1846), Elmfield (1846), and Lincombe, (photograph 18 page 11) by Bedford and Kitson, on North Hill Road (1896), where the coach house has been sympathetically rebuilt.
- Three landmark buildings in the area include Hinsley Hall (Wesleyan College 1868) (see photograph 30), the former Congregational Chapel by Cuthbert Brodrick, (see



30. Hinsley Hall

photograph 31) and Devonshire Hall (photograph 8 page 8) on Cumberland Road, incorporating Regent Villas, two pairs of mid-19th century semi-detached houses in a new courtyard development with a clock tower in the Scottish Baronial style (1928).

- One particularly unusual development took place in 1912 with the construction of the first block of mansion style flats in Leeds at Grange Court on North Grange Mount (see photograph 32).
- Infill development continued throughout the 20th century, much in brick and some in the form of rather anonymous slab blocks of flats lacking in detail (photograph 33 page 17). The original character of the area also breaks down in the vicinity of Hinsley Hall with the three short cul-de-sacs of Orville Gardens, The Poplars and Oakfield. However, the recent development at the entrance to the Poplars (the site of an original Victorian villa) with a stone clad block of flats and stone boundary walls has restored the streetscape of Headingley Lane at this point.



31. Church by Cuthbert Brodrick, Headingley Lane



32. Grange Court (North Grange Mount)

Character Analysis

Character area 1 Headingley Hill

Key Characteristics (continued)

- Overall, the basic character of the area remains, reinforced by extensive lengths of stone boundary walls, gateposts, kerbs and flags and, in some cases of stone sets too (see photograph 34).
- One interesting feature is the narrow ginnel with high stone walls on both sides which leads from Woodhouse Ridge diagonally across the area to Woodhouse Cliff and thence to Woodhouse Moor (see Photograph 35). Other footpath links add interest and permeability for those exploring the area on foot.
- Despite the infill over the last century significant green spaces remain, partly as private gardens e.g. Hilly Ridge House, Ridgeway House, Hinsley Hall and Rosehurst, partly as school playing fields at Ford House and Rose Court, but also as public space at Dagmar Wood (see photograph 36) on Grosvenor Road where community events take place.

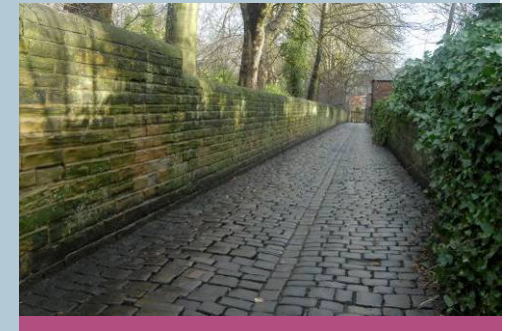
- One other significant area of green space which has remained undeveloped is the field used for horse grazing on Headingley Lane between the entrance to Hinsley Hall and St. Columba's Church (see photograph 24 page 12). A fine row of trees line the road behind a stone wall which continues the attractive streetscape of Headingley Lane, particularly on the northern side.

Opportunities for Management and Enhancement

- Opportunities should be taken whenever possible to redevelop the later 20th century blocks on both sides of Headingley Lane with new buildings in more sympathetic scale, proportion and materials and respect for the setting of listed buildings.
- The key opportunity for enhancement is the reuse of the Leeds Girls High School site by the retention of the original main school building and other 'positive' buildings and features and the removal of unsympathetic 20th century buildings. The restoration of the garden setting of Rose Court, sympathetic new build in a landscape setting retaining existing trees and open views to Victoria Road and Cuthbert Broderick's United Reformed Church on Headingley Lane, together with public access

linking Headingley Lane with Victoria Road, should be key elements of any proposed scheme.

- There is a need to retain and restore stone walls, paving flags and sets and remove all tarmac patching of stone pavements. The concreting or rendering of stone walls which attracts graffiti, as seen on Victoria Road, should be avoided.
- The grazing field adjoining the entrance to Hinsley Hall lies within a priority area for improving green space provision in the UDP and would be an opportunity to address the lack of public green space in the western part of the area.
- Any proposal under the New Generation Transport scheme, or similar Public Transport schemes, should respect the particular character of the streetscape of Headingley Lane, notably stone boundary walls, and take advantage of opportunities for enhancements.



34. Detail of Stone walls and sets



35. Diagonal Ginnel



33. 20th Century Infill



36. Dagmar Wood

Character Analysis

Character area 2 Woodhouse Cliff

Location

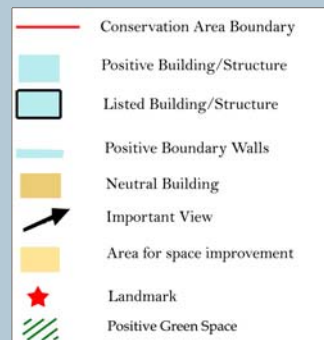
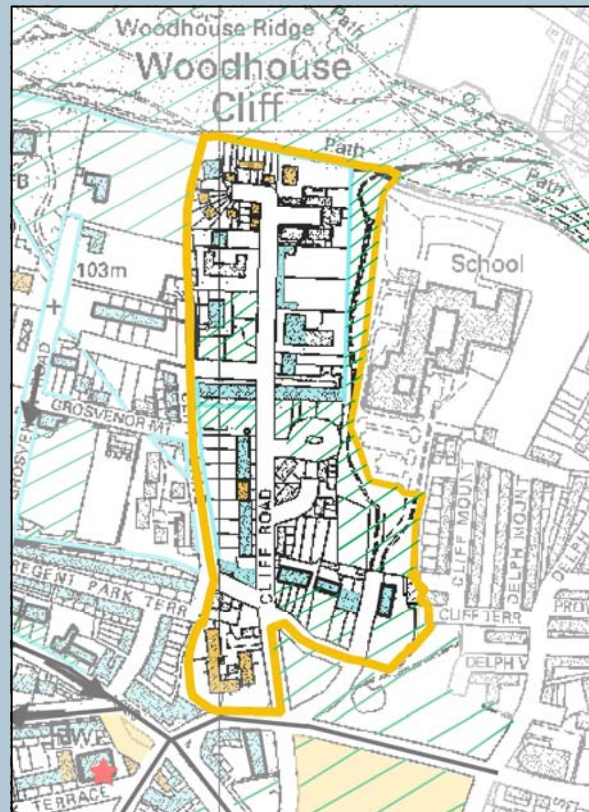
- The area lies on the eastern edge of the Conservation Area between Headingley Hill and Woodhouse. Woodhouse Ridge is to the north and Woodhouse Moor to the south.

Key Characteristics

- The area is characterised by a mixture of large detached villas, terraces and some back-to-backs, predominantly from the 19th century, together with 20th century infill of smaller semi-detached and short terraced houses.
- The original stone villas were located on Woodhouse Cliff (see photograph 37) facing Woodhouse Moor, notably Cliff House (late 17th century) and Sycamore Lodge (c1860) (see photograph 38) and towards the end of Cliff Road, close to Woodhouse Ridge.
- Many of the original 19th century houses have subsequently been converted into flats, notably Montpellier Terrace, while some of the grounds of the original villas have been infilled in the 20th

century with groups of houses e.g. Cliff Lodge on the edge of

in a cul-de-sac surrounded by interwar semi-detached houses.



Woodhouse Ridge which now sits

- The result is an interesting mix of house types in a variety of layouts with some developments fronting the street, but others at right angles to it, and with some houses set well back from the road, but others at the back of the footpath (see photograph 39).
- Notwithstanding the impact of insensitive late 20th century infill and conversions, there are a number of notable buildings remaining in the area, in addition to the listed buildings, including Cliff Lawn Hotel, Ridge Mount Terrace (see photograph 46 page 19), the old Wrangthorn School building at the junction of Cliff Road and Cross Cliff Road (1840) (see photograph 40 page 19), and the wide fronted terraces on Cliff Road (Nos 51-54) (see photograph 43 page 19).

- Other features which add character to the area are boundary walls and gate posts, some in stone, such as on Woodhouse Cliff and Cliff Road opposite Montpellier Terrace



37. Woodhouse Cliff



38. Sycamore Lodge



39. Cliff Road Terrace

Character Analysis

Character area 2 Woodhouse Cliff

- Headingley Orphanage for Girls was built on Cliff Road in 1873-6 and still exists as a home for the elderly (see photograph 42).
- A pedestrian link now connects Woodhouse Ridge and Woodhouse Moor (see photograph 43) alongside the City of Leeds School site (Bedford Fields) and this has now been included in the Conservation Area as it provides an important green link between the two green spaces (also now included in the Conservation Area) and an attractive boundary to the area
- Within the built area there are also smaller but nevertheless important green spaces which form part of the character and



40. Old Wrangthorn School

setting of the buildings, notably in front of Ridge Mount Terrace and Montpelier Terrace. In addition mature trees in the larger garden plots add to the quality of the environment, notably in the grounds of Cliff Lawn Hotel.

Opportunities of Management and Enhancement

- Stone boundary walls and gate posts, some in stone, should be retained and where necessary repaired.
- Mature trees in the larger garden plots should be retained wherever practicable.



44. Ridge Mount Terrace



43. 51-54 Cliff Road



42. Cliff Road ex Girls Orphanage



41. Green link Woodhouse Ridge to Woodhouse Moor

Character Analysis

Character area 3 Hyde Park

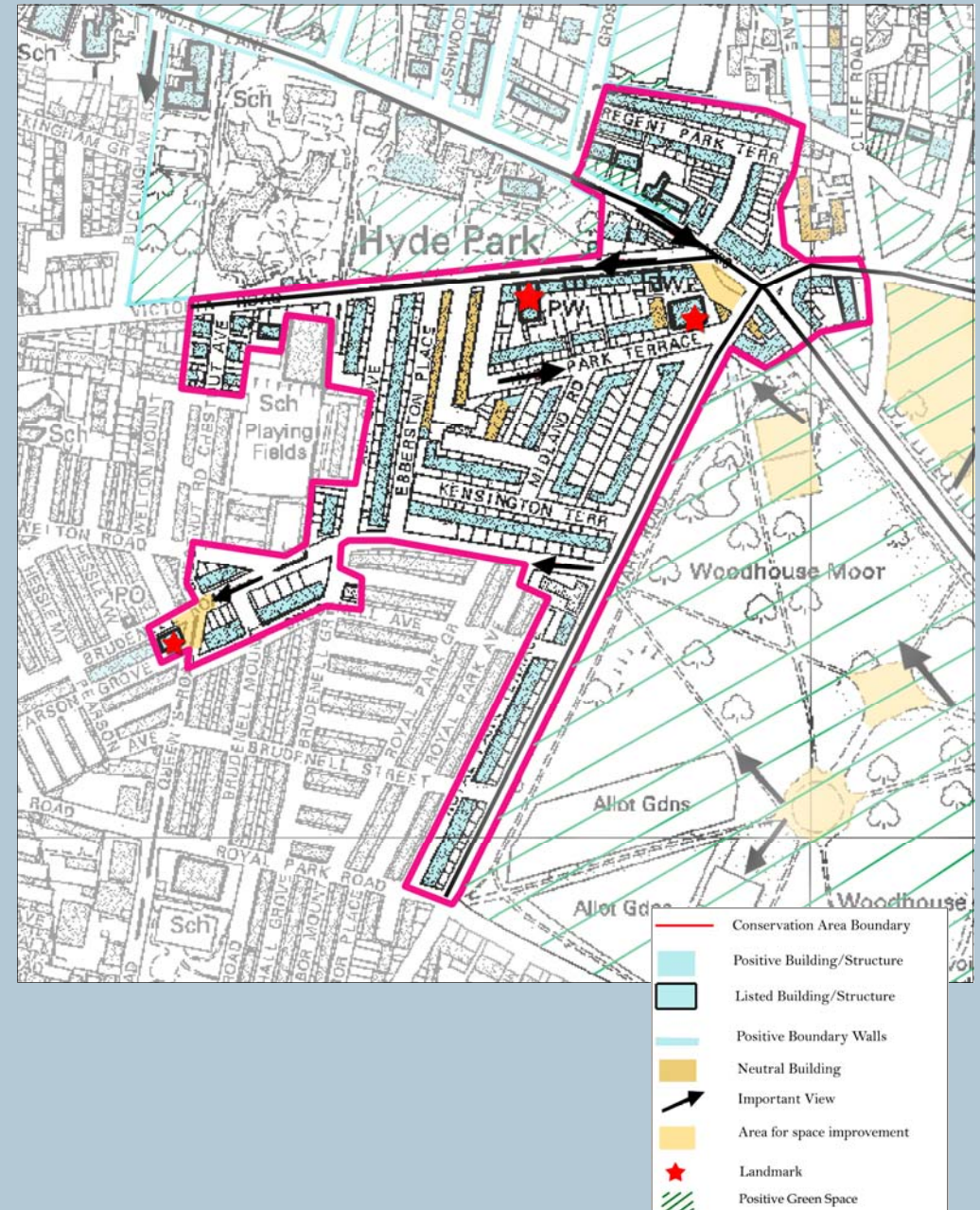
Location

- Much of the area lies between Hyde Park Road and Victoria Road, but it also includes the Regent Park area north of Headingly Lane, and Hyde Park Corner.

Key Characteristics

- The heart of the area is Hyde Park Corner with its good group of traditional shopfronts and the landmark of St. Augustine's Church (Wrangthorn) with its notably tall tower with a spire of 186ft (56m) built in 1871 (front cover photograph).
- Another attractive feature is The Crescent (see photograph 48 page 21), an Edwardian row of shops with accommodation above, predominantly in brick with terracotta, and topped off with Dutch gables, which retains many original features.
- Behind The Crescent on Woodhouse Street is a listed ex-Post Office building, while on the other side of Woodhouse Lane, is an attractive row of older stone cottages, Avenue Walk (see photograph 46 page 21), and a short brick terrace, Moor View, both facing Woodhouse Moor.

- The inter-war mock-Tudor Hyde Park public house dominates the junction with Woodhouse Street, and is linked to another attractive row of shops which completes the street frontage on the north side of Headingly Lane.
- The south side of Headingly Lane is not so coherent or attractive being dominated by large advertising hoardings (see photographs 45 and 47 page 21), which obscure views of St. Augustine's, a single storey row of shops with more adverts at one end and an ex-petrol filling station.
- Further along Headingly Lane, fronting the north side, however, is a fine group of seven Victorian stone detached and semi-detached houses which are all listed and set in plots with large mature trees.
- Behind these properties are the predominantly brick terraces of Regent Park Terrace (see photograph 49 page 22) and Avenue which have a strong character and attractive details, notably No 6 on the Terrace. Four properties on the Terrace (11-17) are in stone, while the end terrace properties on Grosvenor Road provide particularly attractive 'book-ends' to the street. Again mature trees in the long front gardens add to the attractiveness of the Terrace.



Character Analysis

Character area 3 Hyde Park (continued)

- The area between Hyde Park Road and Victoria Road is dominated by long terraces in brick with relatively long front gardens, the longest row being on Ash Grove. Other notable terraces are on Hyde Park Road, Kensington Terrace, and Hyde Park Terrace which have long rear gardens. It should be noted that 43-49 Kensington Terrace are back to backs.
- The one stone built terrace in the area lies directly fronting the footpath on Victoria Road and includes five listed houses and the listed Bethel Pentecostal Church (formally Methodist) (1886) with an attractive spire (photograph 14 page 10).
- Stone and stone capped brick boundary walls add character, particularly at the junction of Hyde Park Terrace with Hyde Park Road, as do stone gate posts, particularly on Hyde Park Road, and mature trees in the long front gardens, notably on Ash Road and Midland Road.
- The Conservation Area has been extended to include the fine terrace between Brudenell Grove and Queens Road with its long

front gardens and mature trees, the parade of shops opposite (see photograph 50 page 22), the converted Co-op built in 1892 on Brudenell Grove, and the listed Hyde Park Picture House (see photographs 50 and 53 page 22).

- The area is bounded on the south east side by Woodhouse Moor but within the area there is no local public green space, unless you count the small grassed area in front of the advertising hoardings at Hyde Park Corner.
- The long front gardens, and the mature trees in them, are therefore particularly important in greening the environment.



45. Headingley Lane/Victoria Road 'triangle'



48. The Crescent



46. Avenue Walk



47. Advertisement hoardings Hyde Park Corner

Character Analysis

Opportunities for Management and Enhancement

- The triangular block at the junction between Headingley Lane and Victoria Road is in need of sympathetic redevelopment in order to restore the streetscape.
- The advertising hoardings at Hyde Park Corner should be removed to enhance the setting and views of St. Augustine's Church and create a more attractive green space.
- The quality of signage, street furniture, and guard rails at Hyde Park Corner need upgrading as befits its Conservation Area status and to act as a more attractive 'gateway' to Headingley.
- Any proposal like the New Generation Transport scheme should respect the particular character of the streetscape of Headingley Lane and particularly take advantage of the opportunities for enhancements at Hyde Park Corner.
- The long front gardens with their mature trees need protection and in some cases restoration to counter the pressure from multiple occupation.
- There is a need to retain and restore stone and stone capped brick boundary walls and gateposts, together with stone kerbs, flags and setts. This applies equally to back

lanes where 'wheel bin' stores could be incorporated.

- The forecourt in front of the parade of shops on Brudenell Road and the road space linking it with the Hyde Park Cinema needs enhancement with quality street furniture and surface materials to create a more attractive focus for the area.
- Other sites in need of redevelopment or enhancement include the garages at the junction of Brudenell Road and Welton Road (Matthews Yard), adjoining the Conservation Area, the surface parking area off Ebberston Grove and the Foyle and Kirk site at Hyde Park Corner facing Woodhouse Moor.
- Historic shopfronts that positively contribute to the special character of the area should be repaired and retained rather than replaced. New shopfronts should be appropriate to the building in which they are set. External shutters are unlikely to preserve or enhance the conservation area.



49. Regent Park Terrace



51. Brudenell Road Shops



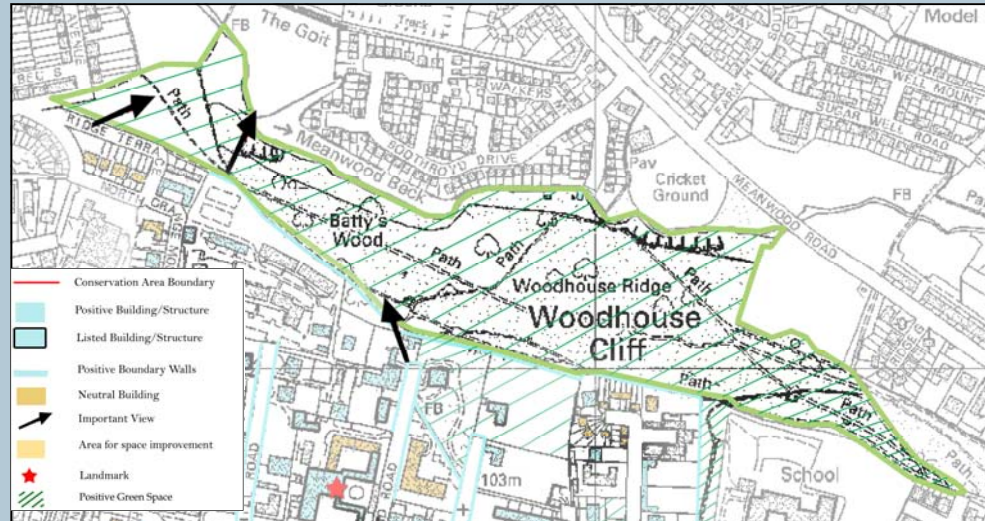
50. Hyde Park Picture House

Character Analysis

Character area 4: Woodhouse Ridge

Location

- Woodhouse Ridge borders the area to the north and its use as a public park was historically linked to the residential development of Headingley Hill and Woodhouse Cliff.
- The Ridge follows the escarpment on the south side of the Meanwood valley from Cardboard Hill (see photograph 52) at its western end towards Woodhouse in the east. It is the beginning of the Dales Way (see photograph 53) and the route of the Meanwood Valley Trail as far as Delph Lane. It is a Leeds Nature Area (No114) and forms part of the urban green corridor.



Key Characteristics

- The area to the east of Batty's Wood was originally laid out in the 1880s with a bandstand, shelters, a fountain, a children's playing field and seats (see photograph 54).
- It is now, however, rather overgrown with trees and the bandstand and other original features have long gone, although the base of the bandstand can still be seen (see photograph 55).

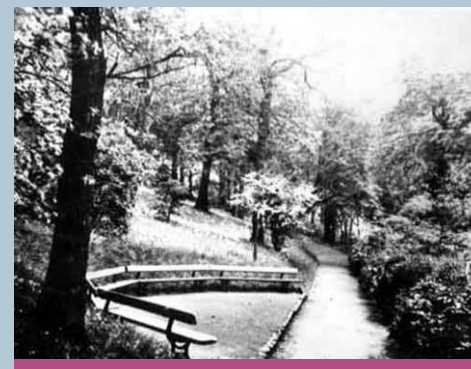
- The Ridge is bounded on the Headingley Hill side by a fine high stone wall (see photograph 57 page 24) but with entry points at Delph Lane, Bedford Fields (City of Leeds School), Cumberland Road and Ridge Terrace.
- The entry point to Cumberland Road takes the form of a narrow stone walled ginnel which leads through to Hyde Park Corner (see photograph 58 page 24).
- Another footpath connects the Ridge with Woodhouse Moor via Bedford Fields and forms an important green link between the two green spaces.



52. Cardboard Hill towards Meanwood



53 Dalesway Signpost



54. Footpath through woods c. 1910



55. Bandstand base

Character Analysis

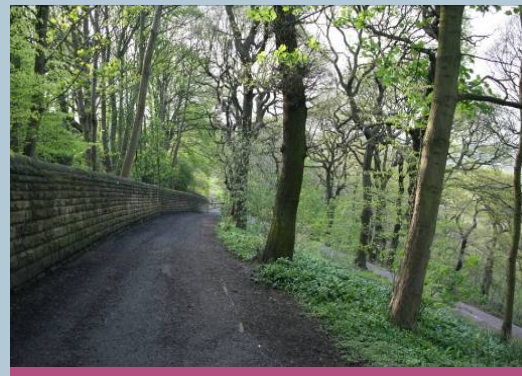
Character area 4: Woodhouse Ridge

Opportunities for Management and Enhancement

- Some of the paths and stepped walkways (see photograph 59), together with other historic features, notably the bandstand base, are in need of restoration and regular maintenance.
- The fence on the northern side at the top of the steep bank to the Meanwood Beck is in need of repair or preferably replacement with more sympathetic materials.
- Selective thinning of trees could reopen glimpses of the views across the Meanwood Valley from the walkways as part of an active woodland management scheme.
- In addition, the 'glade' at the key entry point to the ginnel leading to Cumberland Road and the area around the site of the bandstand could be 'opened out' for more seating and informal play space.



56. Wooded Area



57. Wall to Headingley Hill



58. Ginnel entrance



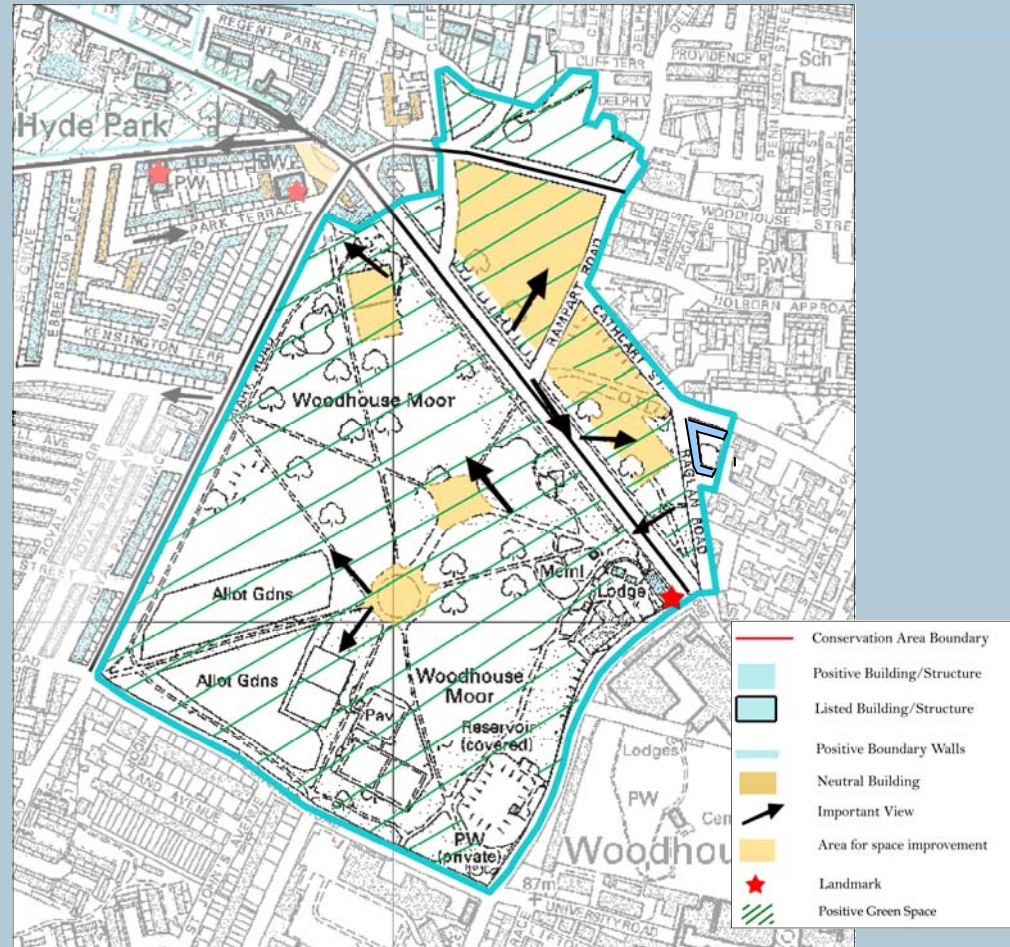
59 Stepped footpaths

Character Analysis

Character area 5: Woodhouse Moor

Location

- Woodhouse Moor adjoins Hyde Park and Woodhouse Cliff and is the oldest public park in Leeds.
- It is crossed by Woodhouse Lane which separates the main rectangular Moor to the south from the smaller informal shaped green spaces to the north, Cinder Moor, Monument Moor, the enclosed 'Birdcage' adjoining the Crescent at Hyde Park Corner, and additional areas across Woodhouse Street, Little Moor, adjoining Woodhouse Cliff.



Key Characteristics

- Although the original Water Service Reservoir was covered over and then reduced in size, one of the two original stone lodges remains (North Lodge, a listed building) as does the impressive stone boundary wall along Clarendon Road (see photograph 60)
- In 1898 a combined police and fire station with a public library was built at the junction of Woodhouse Lane and Clarendon Road on the site of an earlier police station. It is now a public house but is still a notable building that takes full advantage of its site with a domed tower on the corner (see photograph 61).
- Other buildings on the Moor include changing rooms for the bowling greens and a former clubhouse for war veterans, now a restaurant.



60. Reservoir Wall Clarendon Road



61. 'Library' Woodhouse Lane



62. Queen Victoria Statue



63. Harrison's Almshouses, Raglan Road

Character Analysis

Character area 5: Woodhouse Moor

- In 1937 the statues of Queen Victoria, (see photograph 64 page 5 of Wellington) were relocated from in front of the Town Hall to the main Moor. Later, in 1952, the statue of H.R. Marsden, the Mayor of Leeds in 1873 joined them on what is now Monument Moor.
- The Harrison and Potter Trust Homes on Raglan Road (see photograph 63 on page 25) have been included in the Conservation Area as they face directly onto Monument Moor and form an important feature when viewed from Woodhouse Lane.
- There is a horse mounting block adjoining Monument Moor and a milestone (see photograph 64) adjoining Cinder Moor on Woodhouse Lane. There are also boundary posts on Moor View at Hyde Park Corner.
- The main Moor is dissected by a number of diagonal walkways, together with walkways parallel to the surrounding roads, which are all lined with mature trees (see photograph 65). They converge in the centre where the bandstand and fountain originally stood (see photograph 67). These walkways are currently

unlit and this 'dark park' effect is part of the character of the main Moor.

- The walkways parallel to Woodhouse Lane on both sides are paved with stone flags.
- Recreational facilities are provided on the main Moor, including tennis courts, children's playground, and bowling greens, together with allotments. The areas in between are simply grassed for informal recreation (see photograph 68 page 27) but there are some formal gardens in the vicinity of Queen Victoria's statue.
- Cinder Moor, originally the site of the annual Woodhouse Feast, is still used for fairs and circuses. It is also used for temporary vehicle parking as are parts of the Monument Moor. Cinder Moor is bordered by trees but Monument Moor is not.



64. Milestone



67. Clock Fountain c 1880



65. Tree lined walkways



66. View along Woodhouse Lane

Character Analysis

Opportunities for Management and Enhancement

- Woodhouse Moor needs an ongoing programme of general maintenance, including tree planting and replacement, especially along the north side of Woodhouse Lane to reinforce the boulevard effect, around Monument Moor, and to soften the adverse impact of the skateboard park.
- Improved pedestrian crossing facilities, in sympathetic materials, should be considered half way along Woodhouse Lane near the junction with Rampart Road to better connect both sides of the Moor.
- Improved footpath maintenance generally, with the use of more sympathetic materials, is required. Existing Yorkstone flags and kerbs to be retained and extended wherever possible
- The main walkway crossing point at the site of the bandstand on the main Moor requires a complete redesign to reflect its historical associations, including more sensitive surfacing materials, and removal or screening of bottle banks.

- Queen Victoria's statue (photograph 62 page 23) is a Building at Risk and needs restoration, notably by the reinstatement of the flanking sculpture titled 'Industry'.
- Monument Moor requires a complete landscape improvement scheme to enhance the setting of the listed Harrison and Potter Trust Homes, including the restoration of the Marsden Statue (see photograph 63 page 23). The edge to Cathart Street would be improved by the sympathetic redevelopment of the 1970s student accommodation.
- The bottle banks, toilets and car park at Hyde Park Corner are also in need of coherent improvements and screening (photograph 69). The appearance of the skateboard park needs softening by the addition of some boundary planting.
- The implementation of the New Generation Transport (NGT) scheme, or other public transport proposals, should be handled sensitively to ensure the retention of trees wherever practicable and additional planting to retain the tree-lined boulevard character of Woodhouse Lane where it crosses the Moor.
- Retain the character of the main Moor as a 'dark park'.



68. Moor looking north



69. Bottle Banks and Toilets in need of improvement

Management Plan: Opportunities for management and enhancement

This section highlights opportunities to further enhance the character and setting of the Conservation Area and should be read along with the opportunities for management and enhancement outlined in the individual character areas. Not all opportunities for enhancement involve the reworking of an inappropriate structure, rather they can apply to street furniture, open spaces and highways issues. This list is by no means exhaustive, as Conservation Areas can always be improved upon.

Sensitive New Development in and adjacent to the Conservation Area

To be successful, any future development within the Conservation Area needs to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability.

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 proportions 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.

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 sensitive design, siting, scale and grouping of fixtures, fittings and markings.

Particular issues that could benefit from enhancement include:



70. Streetscape clutter (Hyde Park Corner)

- Appropriate treatment for street furniture (streetlights, benches etc), 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 retention of stone pavement flags and kerbs is of particular importance.
- More discrete public realm such as smaller traffic signs and paler yellow lines when they are due for renewal.
- Ensuring all public realm is coherent in design and materials.

Action: Promote public realm enhancements within the Conservation Area as opportunities arise and funding permits, taking into account S106 contributions. Ensure that future public realm works respect and enhance the special character of the Conservation Area.



71. Inappropriate infill (North Hill Road)

This will include;

- Making sure the siting and design of road signs and street furniture in the Conservation Area has regard to current English Heritage 'Streets for All Guidance' (see references).
- Retaining historic paving in the Conservation Area and restoring it where appropriate and when possible.
- Ensuring that street lighting respects the historic streetscape and proportions of buildings.

Resistance to inappropriate forms of Infill Development

The spatial qualities and soft landscaping of the garden plots are a feature of this area. Any proposed infill development that would damage the character of the conservation area will not be permitted.

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

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

Development affecting the 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 detrimentally affected by inappropriate placed structures, or groups of structures, at key locations around the Conservation Area.

Appropriate design and materials should still be used when designing structures adjacent to the Conservation Area, as well as consideration being given to the impact it may have on views towards and away from the Conservation Area.

Action: The impact of developments outside the Conservation Area that might affect the character and appearance of the Conservation Area should be considered. This will ensure that both the character and the setting of the Conservation Area are not compromised.

Protect surviving Historic Architectural Details and promote the replacement of inappropriate fixtures and fittings

The incremental loss of traditional architectural detailing is an issue which affects many Conservation Areas. Replacement of windows, doors and roof coverings with inappropriate materials and designs, is negative and affects both individual buildings and the wider streetscape. This cumulative change is particularly noticeable in the terrace rows where the original coherence, including roofscapes has been weakened.

Surviving historic features should be maintained and sympathetically repaired where necessary. Where historic fenestration (see photograph 19 page 11) and features 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: Where repairs or alterations are proposed to historic structures, surviving historic features should be retained and where necessary sympathetically repaired.

Shopfronts

The Conservation Area has a number of groups of good historic shopfronts that form part of its special character. Shopfronts that positively contribute should be retained and sensitively repaired as necessary and 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 appropriate, 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 appropriate materials.

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.

Boundary Treatments

The Conservation Area, due to its layout and historical context, is particularly at risk from the negative effects that can be caused by inappropriate boundary treatments. In order to retain the



72. Replacement planting is required on east side of Woodhouse Lane)

established character, all boundary treatments should be sympathetic with those in existence, and those which add character to the area.

Action: To ensure that new boundary treatments within the Conservation Area are consistent with the traditional nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible.

Tree Management

Trees form an important part of the character of the area. Conservation Area designation affords some degree of protection. A tree that has a trunk diameter of 7.5cm when measured at 1.5 metres above ground level is protected within a Conservation Area. Six weeks notification to Leeds City Council is required to undertake works to trees above this size. If the works are deemed unacceptable then a Tree

Preservation Order may be made to give the tree further protection.

If possible a tree strategy should be undertaken to identify the most significant trees in a Conservation Area. This could lead to the designation of more Tree Preservation Orders (TPOs) and can also identify general tree management issues if further required. A replanting strategy should also be considered in order to manage the impact of loss of trees through over maturity.

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.

Enforcement

The design guidance and opportunities for enhancement need to be supported by active enforcement action where unsympathetic development has, or is in the process of, taking place. The vigilance of the local community has an essential part to play in this.

Action: Procedures to be established to support effective enforcement action in accordance with the guidance outlined in this appraisal and management plan.

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 microgeneration and energy renewable such as solar panels and wind turbines. Care is required to ensure that such measures do not harm the character of the conservation area.

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

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

Protect archaeological remains

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

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 the history of the area

The area's history and surviving historic environment can be used as a positive asset for today. There are opportunities to celebrate, promote and make this special character and historic interest more accessible. The area's heritage can be used to positively promote the Headingley Hill, Hyde Park and Woodhouse Moor for residents and visitors alike.

There are a number of active organisations working to protect and enhance the area with a range of future projects planned.

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

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

References

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Acknowledgements

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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 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
- Leeds Civic Trust Bookshop, 17-19 Wharf Street, Leeds, LS2 7EQ

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 OS 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;

- Friends of Woodhouse Moor
- North Hyde Park Neighbourhood Association
- South Headingley Community Association
- Woodhouse Ridge Action Group
- Leeds Civic Trust

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Appendix: Schedule of Listed Buildings and Monuments

- 1-5 Headingley Terrace, Headingley Lane (465427) – c1840 – 5 terraced, 3 bay houses in ashlar stone with slate roofs - 3 entrances with Tuscan columns, steps and railings, including garden studio and boundary walls (465260)
- 1/3/5 Grosvenor Mount (465169) – mid C19th terrace of ashlar stone with slate roof including boundary walls (465169)
- Grosvenor House, 2 Grosvenor Mount (465249) – mid C19th, restored 1993 – ashlar stone with slate hipped roof in classical style with Greek motifs, including terrace and boundary walls (465250)
- 1-5 Grosvenor Terrace (465253) – completed in 1845, 5 double fronted terraced houses in ashlar stone with slate hipped roofs, including boundary walls and gateways (465254, 465258)
- Hilly Ridge House, Grosvenor Road (ex Vice Chancellor's Lodge) (465262) – 1839 coursed stone with slate hipped roof, including gateways and railings (465265) – altered in C20th
- 1 Ashwood Villas and 46 Headingley Lane (465004) – 1870 semi-detached pair – coursed gritstone with fish-scale slate roof, gothic revival style
- 44a Headingley Lane (ex URC Church) (465379) – 1864 by Cuthbert Brodrick – coursed gritstone, gothic revival style – long flight of steps to entrance porch with rose window above – tall spire to right side – including walls and gates (465380)
- Rose Court, 29 Headingley Lane (465363) – 1842 – ashlar stone with slate hipped roof – 4 Tuscan columns on north porch – terrace on south side with retaining wall and flight of steps with stone balustrades – including gate piers (465366)
- Devonshire Hall, Cumberland Road (466218) – 1928 – 3 storey courtyard complex in Scottish baronial style with colonnades and 2 storey central oriole window and clock turret including gatehouse (466228) and late C19th stables and cottage block with cupola converted in 1994 (466227) by Procter and Charlton.
- Regent Villas, Cumberland Road (466220, 466229) – mid C19th - 2 pairs of semi-detached houses arranged 'back to back' now part of Devonshire Hall in coursed gritstone with slate hipped roofs
- Elmfield, 12/13 Cumberland Road (466194) – 1846 by Thomas Shaw – coursed stone with blue slate roof and central pilastered porch, including gate piers and walls (466208)
- Spring Hill, 14 Cumberland Road (466201) – 1846 by Thomas Shaw – coursed gritstone and steep pitched slate roof with heraldic beasts at each apex in gothic revival style including coach house/stables and walls (466203)
- Ridgeway House, 24 Cumberland Road (466230) – 1848 – ashlar stone with slate hipped roof and central porch with Tuscan columns, including coach house/stables (466210) and gates and walls (465251)
- Cumberland Priory, Cumberland Road (466214) – c1840 by John Child for himself – coursed stone with slate roof in Tudor revival style with mullioned windows, including front wall and gates (265384)
- Ashwood, 48 Headingley Lane (465381) – c1836 – ashlar stone with roof concealed behind parapet in Tudor revival style by John Child – altered in early C20th – childhood home of Alfred Austin, Poet Laureate
- 50/52 Headingley Lane (465385) – midC19th semi-detached with ashlar stone and slate hipped roof
- Highfield House, 54 Headingley Lane (465392) – c1830 – ashlar stone with slate hipped roof and central porch with Tuscan columns (now hall of residence)
- North Grange, 1 North Grange Road (466129) – early C19th ashlar stone and slate hipped roof with later C19th coursed gritstone extension, including walls and gateway (466130)
- Virginia House, 2 North Grange Road (466131) – early C19th ashlar stone on main frontages and slate hipped roof with later C19th extensions, including cast iron and wooden pump, walls, gate piers and steps (466133)
- Holmfield, 1 North Hill Road (466134) – 1835 – coursed stone, slate roof and large wooden porch
- Lincombe, 7 North Hill Road (466140) – 1896 – by Bedford and Kitson – rendered brick with gritstone details, grey slate hipped roof, stone mullions and leaded lights in Arts and Crafts style after Voysey
- 17 North Hill Road (466141) – mid C19th dressed stone, slate roof and wooden gabled porch, Tudor style including front wall, gate piers and gates (466143)
- Hilton Court, 2 North Hill Road (466137) – c1840 - ashlar stone, slate hipped roof, entrance with Ionic columns, stone balustrade balconies including terraced walling, boundary walls, gateway and stable wing
- North Hill House, North Grange Mount (466127) – 1846 altered 1881 – ashlar facade, coursed gritstone sides, pair of large traceried bay windows to front ground and first floors, elaborate gothic revival style – slate roof with embattled parapets and tall

gritstone sides, pair of large traceried bay windows to front ground and first floors, elaborate gothic revival style – slate roof with embattled parapets and tall crenellated chimney stacks

- Oakfield, 31 Headingley Lane (465439) – c1840 converted 1990 - originally stables and coach house to Highfields (now demolished) ashlar and slate hipped roof
- Elinor Lupton Centre (ex Church of Christ Scientist) (465421) – 1912 with extension in 1932 both by William Scofield – Portland stone in Egyptian classical style including boundary walls
- Buckingham House, Headingley Lane (465402) – c1840 – coursed gritstone, slate roof, Ionic columns to entrance in classical style
- Ford House (Buckingham Villas) (465648) – late C19th – originally pair of semi-detached houses – coursed gritstone with ashlar details in gothic revival style – blue slate gabled roof with turrets
- Lodge House, 62 Headingley Lane (465396) – c1846 – originally lodge to Highfields (demolished) – coursed stone and slate hipped roof
- Hinsley Hall (Mount St. Josephs College) ex Wesleyan College (465429) – 1868 with later C19th extensions – Potternewton coursed stone with ashlar dressings, slate roofs – courtyard layout in gothic revival style –

gabled entrance porch with tall clock tower ending in conical dome above, flanked by a pair of detached professorial houses with entrances in lean- to verandas by Wilson and Willcox (465436, 465438)

- 1 and 2 Woodhouse Cliff (465766) – 19th century – three storey ashlar stone
- 3 and 4 Woodhouse Cliff (465768) – early 19th century – three storey ashlar stone
- 5 Woodhouse Cliff (Cliff House) (465769) – late 17th century with 19th century alterations – two storey coursed sandstone
- 7A Woodhouse Cliff (Sycamore Lodge) (465770) – c1860 – red brick with ashlar stone details – Italianate style – now offices - including boundary wall and gate piers (465772)
- 32/34 Headingley Lane (465368,465370) – c1840, pair of semi detached houses – coursed sandstone with slate roofs – including gate piers (465372)
- 36 Headingley Lane (465374) – c1840, detached – coursed sandstone with slate roof – including gate piers (465376)
- 38/40 Headingley Lane (Mount View) (465377) – c1840, pair of semi-detached houses – coursed sandstone with slate hipped roofs
- 42/44 Headingley Lane (465378) – c1840, pair of semi-detached houses – coursed sandstone with slate hipped roofs

- 3/5/7 Victoria Road (465663) – c1840 – terrace – ashlar sandstone and slate roofs
- 27/29 Victoria Road (465664) – c1840 – ashlar sandstone facade, slate roof and plain Doric columns to recessed entrance
- Bethel Pentecostal (Methodist) Church (465667) – 1886 – sandstone gothic revival style
- 63 Victoria Road (Ash Grove) (465665) – 1838 – first detached house on Victoria Road – only brick house of the period locally (now 3 separate properties)
- St. Augustine's Church (Wrangthorn) (465889) – 1871 – gritstone gothic revival style – landmark tower and spire – well preserved interior
- Post and Delivery Office, 221 Woodhouse Street (465828) – 1906 - red brick and sandstone baroque revival style
- Hyde Park Picture House (465641) – 1908, converted into a cinema in 1914 – red brick with stone detailing – semi circular lobby with ionic columns – including gas lamp outside (465647)
- Harrisons Houses (Harrison and Potter Trust Homes) (465189) – c1840 almshouses extended 1870 – red brick – 2 storey with 3 storey tower - Tudor gothic style – including iron railings
- North Lodge, Woodhouse Moor (465818) – c1840 gritstone with blue slate roof gothic revival style

- Memorial to Queen Victoria (465817) – 1903 – Grade 2* - Portland Stone pedestal with bronze figures – the Queen flanked by 'Peace' and 'Industry'– moved from in front of the Town Hall to Woodhouse Moor in 1937
- Robert Peel Statue (465890) – 1852 – Portland Stone on pink granite pedestal – moved from the Town Hall to Hyde Park Corner in 1937
- Duke of Wellington Statue – 1858 – also moved from the Town Hall to Woodhouse Moor
- HR Marsden Statue (465820) – 1878 – Mayor 1873-5 - marble pedestal – moved from Merrion Street to Monument Moor in 1952
- Packhorse Bridge over Meanwood Bridge (Grid reference 466051) - early 18th century - stone.

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 the 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 Statement 5: Planning for the Historic Environment and the supporting Practice Guide
- 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 Steering Group was established in October 2007 by the North Hyde Park Neighbourhood Association and funding received from the Inner North West Area Committee.

A number of 'walkabouts' were organised in late 2007 and early 2008 involving local residents to record positive buildings and structures and to note opportunities for enhancement.

These observations also contributed to the content of the Headingley and Hyde Park Neighbourhood Design Statement being prepared in parallel and to an exhibition concerning the draft NDS in June 2008.

A boundary review was undertaken and the proposed revised boundaries were approved in principle by Leeds City Council's Planning Board on 13th August 2010.

A draft version of this appraisal prepared by the Steering Group in collaboration with the Conservation Team went through a 5 week public consultation period from 14th March to 18th April including:

- A four week display at Headingley 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 on Saturday 12th March at St Augustine Wrangthorn Church Hall.
- Identified stakeholders and interested parties were directly notified.
- The appraisal and response form were made available through the Council's website
- The consultation was advertised with local press coverage and a leaflet drop to all residences in the proposed extension to the conservation area.

All consultation responses were evaluated and the appraisal was amended as appropriate. The Open Panel report to the Planning Board sets on the comments received and the actions taken as a result. This appraisal was formally adopted following approval at the Planning Board meeting of 3 October 2011 and became operational as non statutory planning guidance from 31 October 2011. It is a material consideration in the planning process.

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