

ARMLEY CONSERVATION AREA APPRAISAL

INTRODUCTION

Armley has a long history as an independent settlement and was absorbed into the greater urban area of Leeds only in the late 19th century. Many of the features of the town's long history are apparent today and give the area a rich and varied environment.

This appraisal shows why Armley has a special character and appearance meriting designation as a conservation area. It closely follows the framework for an appraisal in the English Heritage document 'Guidance on conservation area appraisals' published in 2006. It is a precursor to a management plan which sets down measures to maintain and enhance that special character.

The survey work for the appraisal was carried out between April and May 2007. **The appraisal and conservation area were adopted on the 19th October 2007.**



Armley Road looking east showing common materials and building styles.

PLANNING POLICY FRAMEWORK

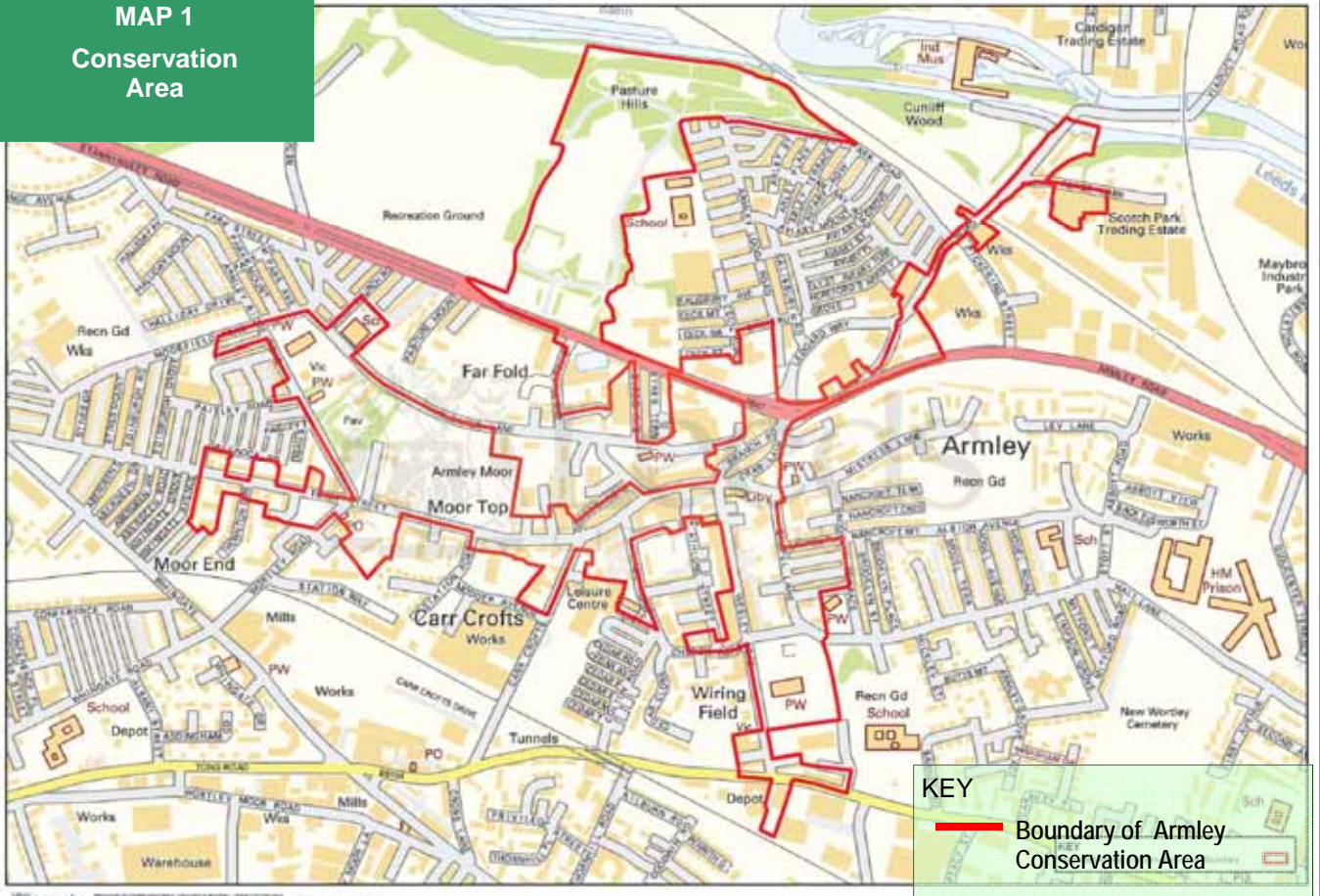
The Armley Conservation Area Appraisal has been adopted by Leeds City Council as non-statutory planning guidance following public consultation. It is additional and complementary to policies N14-22 volume 1 and BC1-9 (appendix 3) in volume 2 of the Leeds Unitary Development Plan.

SUMMARY OF SPECIAL INTEREST

Armley shows the physical remains of at least a thousand years of continuous

human settlement. Roads such as Town Street and Canal Road persist from the time of the settlement's foundation and field boundaries predating the Inclosure Award of 1793 century can still be traced on the ground. However, it is the legacy of the 19th century which is most visible today. There are well-preserved industrial and residential quarters as well as peerless individual buildings such as St Bartholomew's Church and the Branch Library.

MAP 1
Conservation Area



ASSESSING SPECIAL INTEREST

Location and setting

Armley is situated on steeply-sloping land rising up on the western side of the city centre and on a ridge along the south side of the Aire valley. It is sandwiched between major roads and railways to the north and south and cut in half by the A647 (Armley and Stanningley Roads), running east-west between Leeds and Bradford.

Greater Armley has a population of 11,200 and just over 5,663 households. The industries which caused the town's massive expansion in the 19th century have disappeared and the shopping centre

faces stiff competition from out-of-town shopping centres. This is manifested in vacant and underused premises, disrepair and presentation of properties.

General character and plan form

The overall form of conservation area derives from the intersection of several roads and resembles a four-spoked wheel. Buildings are tightly packed in the original nucleus of the settlement around lower Town Street and the 19th century speculative housing surrounding St Bartholomew's but are dispersed around Armley Moor and Canal Road which mark limits of the pre-industrial settlement.

The conservation area takes in most of the modern-day commercial centre of Armley on Town Street and the industrial uses on Canal Road. The large areas of back-to-back housing which grew up on the fringes as the town expanded in the 19th century and was absorbed into the urban area of Leeds in the 20th century are excluded except for a relatively well-preserved street off Stanningley Road.

At its northern extreme, the conservation area almost touches the boundary of the existing Armley Mills Conservation Area which remains as a separate designation.

Geology, topography and landscape setting

Armley is underlain by mudstones, shales, siltstones and sandstones of the Elland Flags strata. These are carboniferous in age and part of the Lower Coal measures. The Elland Flags strata famously provide fine grained sandstones and there were several quarries in Armley off Canal Road. The earliest surviving buildings are built from local sandstone and it continued to be the predominant building material for walls and roofs until the middle of the 19th century.



View over Kirkstall Valley to Burley from Gott's Park Public Golf Course in Armley Park. This space and others in the Kirkstall valley are important to the setting of Armley.



Local fine-grained sandstone was used as the main building material for walls and the roofs in Armley until the middle of the 19th century.



Armley feels apart from the rest of Leeds and retains a distinct identity, although

economically and socially it is now dependant on the wider urban area. This is a function of landform and landscape setting. The land slopes steeply from the City Centre to the east and Burley and Kirkstall to the north with a difference of 55 metres from the valley bottom to Moor Top in Armley. This terrain makes the town part of every view from the valley bottom and intensifies the feeling of a distinct place elevated above the city-scape of west Leeds. Historically, this has been emphasised by towers and cupolas on churches and other buildings at key vantage points which have become landmarks that make orientation easy. Pre-eminent amongst these is St Bartholomew's Church which is a colossal structure built on the highest point of the town, dominating views within the settlement and views into the settlement.

The impression of a distinct settlement with definite bounds is further enhanced by the swathe of fields and parkland in the Aire valley bottom and on the valley side (Gott's Park) which separate Armley from the neighbouring suburbs of Burley and Kirkstall. Oversailing the lower part Canal Road is the impressive stone railway viaduct which contains the settlement like the city walls of a medieval town. The viaduct, parkland and fields on the valley side and in the valley bottom are outside the conservation area but are a significant part of its setting.

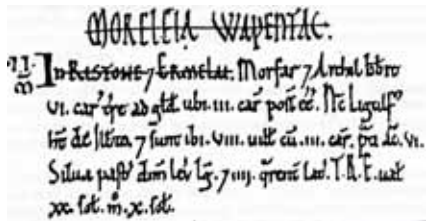


The railway viaduct arch over Canal Road is the gateway to Armley from the north.

HISTORIC DEVELOPMENT

The origins and historic settlement of the area

The manor of Armley and Wortley is recorded in the Domesday survey in 1086 when it was known of 'Ermerlai'. The origin of the



Entry from the Domesday Book.

place name is uncertain but is probably personal, i.e. 'Earm(a)'s woodland glade or clearing. The founders of the settlement would probably have been attracted by the dry, well drained land of the ridge and valley slope. Later, the high and breezy landscape would be useful to the production of woollen cloth.

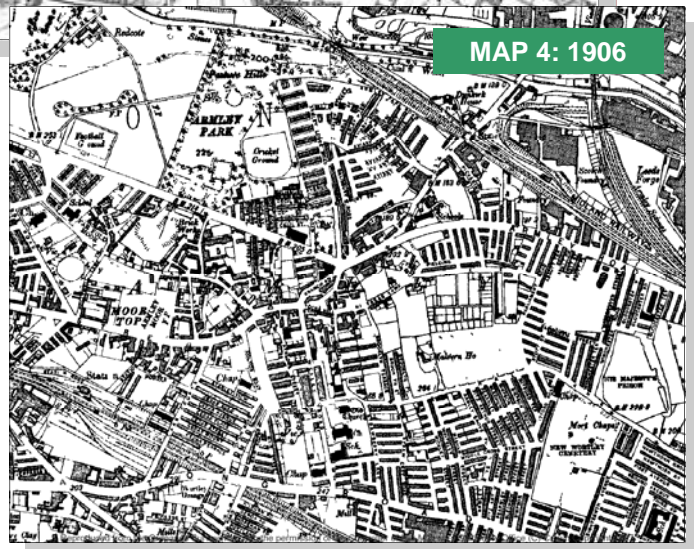
Although there is mention of quarrying in a document of 1324, the economy of medieval Armley would have been mainly agricultural. It was not until the 16th century that agricultural incomes were supplemented with cloth production on a domestic scale which grew steadily as the cloth industry expanded in the region in the 17th and 18th centuries. Coloured cloth was made in Leeds and in the villages to the west and the south with Leeds operating as the finishing and marketing centre.

The first glimpse of the village is given by Richard

Crookes' map of 1703 which shows a scattered settlement along a long sinuous road running north east to south west from Burley to Bramley coinciding with modern-day Canal Road - Crab Lane - Town Street. There is also large area of common land to the west marked 'Armley Moor'.

The 1793 Inclosure Award gives us the first detailed record of Armley since the 1086 Domesday survey. The overall impression is of a rural, self-

layout is distinctly medieval, comprising rows of long strips of land containing homesteads behind which were service roads giving access to open fields, the one to the south following the course of modern-day Hall Lane. There were outlying hamlets at Hill Top, Hough End, Redcote and Whingate.



contained community set amidst fields and woods and orchards. Most of the township was centred around the lower part of Town Street (known then as 'Town Gate'). The

It was probably the building of the Leeds and Liverpool canal which sparked the bill for presentation before Parliament to enclose the waste and common land. The canal was completed in 1816 and provided great opportunities for industrialists such as Benjamin Gott, the owner of Armley Mills, which had the reputation of being the largest fulling mills in the world. In 1835, communications were further improved by the construction of the Armley Road and Stanningley Road turnpikes and in the next decade several rail links were built which further stimulated growth.



Engraving showing Armley Mills

Between 1775 and 1861, the population increased from 1,775 to 6,735 and over the next fifty years up to 1911 the population of Armley exploded to 28,645. To house the new immigrants, approximately 4,700 back-to-back houses and 1,800 through-terrace houses were constructed between 1861 and 1932. The pattern of the speculative development followed the boundaries of the small allotments of land awarded by the enclosure, the boundaries of which can

be clearly seen today.

The spiritual needs of the growing population of the town in the 19th century were met by the building of several non-conformist chapels and in 1872-8 St Bartholomew's was rebuilt in its present magnificent form. Civic amenities were provided such as Armley Branch Library and a small municipal park off Stanningley Road. A now largely industrial population created a market for consumer goods which was met by the building of numerous shops and offices along the lower part of Town Street in the late 19th century and early 20th century.



Purpose-built shops were erected on Town Street in the late 19th and early 20th century

Armley was incorporated into Leeds in the late 19th century. In the post war years the Council set about clearing away the notorious housing courts around Winker Green and sponsored the building of tower blocks which wrought a dramatic change in scale to the fabric of Armley.

Thus Armley has at least a thousand year legacy which can be traced today in the line of its streets. Many of the property boundaries

survive from the Inclosure Act but many, such as those on the lower south side of Town Street are much older, possibly from the 13th century. The earliest standing remains are from the 17th century with a much greater representation from the 19th century.



Tower blocks are the major legacy of the 20th century

Archaeology

The archaeological remains of Armley reflect its industrial past, both textiles and tanning - an important industry in the Leeds district - and also its medieval origins in the site of the chapel of St Bartholomew. There was a Bronze Age axe found approximately on the site of Armley Park. A full schedule of sites of archaeological sensitivity is included in the appendices and the sites are shown on map 7.



Site of original St Bartholomew's shown in foreground.

SPATIAL ANALYSIS

Character of spaces

Moving through the conservation area is an ever-changing experience with spaces merging gradually and sometimes abruptly. The lower part of Town Street, the original focus of the settlement, is a continuously unfolding linear space enclosed by tightly packed two- and three-storey buildings. The feeling of enclosure is increased markedly along Crab Lane and Branch Road which are short streets hardly wider than lanes with steep gradients and tight curves. Canal Road is a continuation of Town Street and is a similar dynamic linear space enclosed by industrial buildings and high walls but memorably undercut by the straight lines of the railway and canal which cut long distance vistas through the tightly packed valley bottom. The 19th century residential streets around St Bartholomew's Church next to Town Street form an area of spatial contrast. Here the rectilinear layout of terraced housing provides a strong foil to the large open precinct of the Church. Armley Moor/Far Fold is fluid and ill-defined. The large open space of the Moor is a remainder of the large tracts of common land around Armley apportioned to the weavers of the hamlet of Low Fold as a tenter field. It flows into the grounds of Christ Church and former vicarage (now Armley Conservative Club)



Aerial view c1963. Armley continues to be spatially complex.

and the wider landscape of the Aire valley beyond the conservation area. Armley Park, a typical late nineteenth century pleasure ground, is next to Armley Grange but is a surprisingly self-contained 'oasis' enclosed on all sides by mature trees.



Town Street is a continuously unfolding linear space.

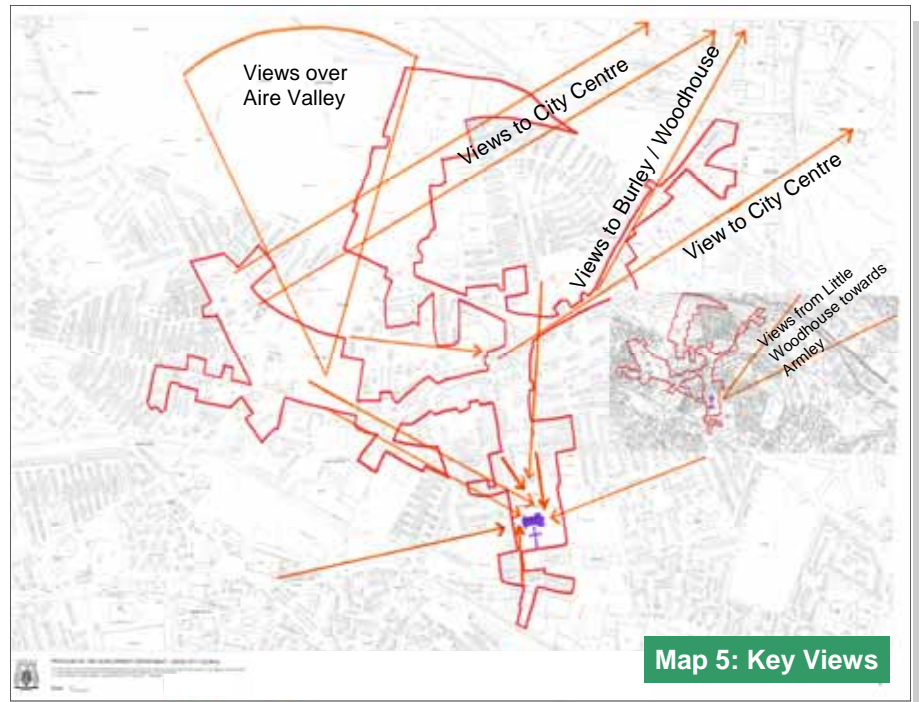
Key views and vistas

The position of Armley on rising land to the west of the city centre and then along the ridge on the south side of Airedale affords good views back to the city centre and across the valley. These views are of two

different types: broad panoramas such as those from Armley Moor and Armley Park northwards towards Kirkstall and narrower vistas through the built fabric such as those eastwards along Branch Road towards Leeds city centre with the Parkinson Tower of the University of Leeds as an eye-catcher on the horizon. These views are often spectacular and provide points of orientation and reference. In the case of the views over the Aire Valley, these reinforce the notion of a township with distinct bounds independent from neighbouring suburbs.

The return views into Armley are of a rising urban form culminating in the tower of St Bartholomew's Church which is the distinguishing figure and the icon of the town. The tower of the church is visible from the canal basin in Leeds City Centre some 3km

away, but it is the “wide screen” views from the elevated positions on the other side of the Aire Valley such as Belle View Road and Burley Park that are significant.



Map 5: Key Views



St Bartholomew's Church dominates views inside and outside the conservation area.

Vistas within Armley are also dominated by St Bartholomew's which abruptly closes off the nearby Chapel Lane and Wesley Street and rises unexpectedly elsewhere. Views of St Bartholomew's and to lesser extent Armley One Stop (the former Armley Branch Library) provide a pleasing shifting scale and an urban hierarchy appropriate to a once self-contained and self-confident community.

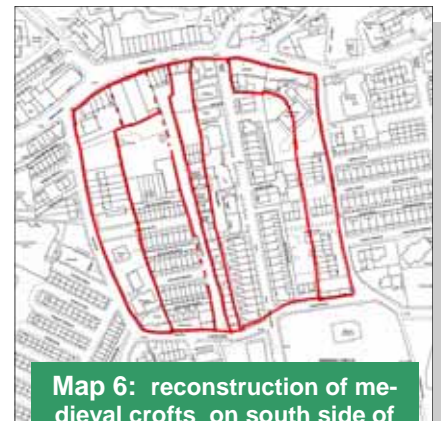
CHARACTER ZONES

There are sub-areas within the conservation known as “character zones” (map 7), the boundaries of which are often blurred but nonetheless have distinct qualities. The zones have different spatial characters and distinct building forms generated by their uses. Unifying the character zones is a shared palette of building materials, architectural styles and history.

(1) Lower Town Street Activity and grain

The lower part of Town Street east of Armley Moor, Stocks Hill, Branch Road and Crab Lane is the modern-day commercial centre and the foundation of Armley. The 1793 Inclosure Plan shows a medieval layout of narrow strips of land at right angles to the alignment of Town Street and Stocks Hill known as ‘tofts’. Shown too are houses at the front of the

plots with their eaves facing the street known as ‘crofts’. These land divisions have been largely wiped out on the north side of Town Street but survive on the south side.



Map 6: reconstruction of medieval crofts on south side of Town Street based on 1793 Inclosure Award map.

The almost continuous frontage is interrupted by changes in eaves-height, those on the south side often falling on the line of the former tofts. The constituent buildings are purpose-built shopping parades and single and double-fronted converted houses, all sharing a simple form. The result, as the

Leeds volume of the Buildings of England records, is that Town Street west of Hall Lane with its winding course “retains the air of a village street.”

In comparison, Branch Road is a recent creation of the late 19th century. Through-terraced housing or small shops with accommodation over show their backs rather untidily to the older Crab Lane. The narrow-fronted shops and houses give a quick rhythm to the street, an effect exaggerated by the crow-step profile of the terraces as they manage the slope.

Surface materials are mostly modern, but there are stretches of sandstone pavement and setted driveways on Branch Road and the western parts of Town Street.



Branch Road has a quicker rhythm than Town Street marked by the stepped profile of the roofs.

Building qualities

The predominant eaves height within the character zone is two storeys with the occasional three storey building. Windows are tall giving the elevations a vertical emphasis. Late Victorian and Edwardian machine-made red brick with blue slate to the roofs

are the predominant building materials. Interspersed are older buildings faced with sandstone (sometimes masked with render) with sandstone slate roofs and more modern materials such as faience. Where original windows survive, they are either plate-glass windows distinguished by a single pane in each sash or cross-sash windows where each pane is divided into two by a central glazing bar.



Original timber shop fronts survive on Town Street and Branch Road.

Some original shopfronts survive and are framed by timber pilasters sometimes with console brackets supporting angled timber fascias.

Positive buildings (map 7)

Most buildings date from the last 150 years with only a handful predating the 19th century. Two of the oldest, though badly mutilated, survive at **3 Crab Lane** and **1 Chapel Lane**. The latter appears on the 1793 Inclosure Plan and was built as a small house. The grade II listed **Malt Shovel** is an 18th century pub and another survivor of the old



No. 1 Chapel Lane is a rare survivor of the old village.

village. **Armley Branch Library** (1901) is possibly the outstanding building in the character zone - an eccentric composition in Flemish Renaissance with Art Nouveau glass. The former **Primitive Methodist Chapel** (1905) (now Mike's Carpets) is a striking landmark at the junction of Branch Road and Stanningley Road. The **HSBC bank** and **Yorkshire Bank** are a good pair of



Good early 20th century banks

early 20th century banks at the junctions of Branch road and Wesley Road with

Town Street. On the north side of Town Street is **Denison Hall Club**, the former Conservative Club of 1890 in a simple Renaissance style. South of Town Street on Hall Road is the impressive red brick former **Methodist Free Church** (1898-1900). On the whole, however, Town Street is not distinguished by buildings of individual note but rather by its predominant late Victorian and Edwardian character.



Lower Town Street has a general late Victorian and Edwardian character.

Negative factors and opportunities for enhancement

The most negative factors in the character zone are the large and brutal 1960s shopping parades. In addition, the western and eastern edges of the character zone are marked by untidy transitions to more modern development outside the conservation. The northern edge of the character zone and very much the face of Armley is the listed former Primitive Methodist Chapel (now Mike's Carpets) at the junction of Branch Road and Stanningley Road. This is in poor repair and marred by giant advertisements.

Many of the more ordinary buildings marked as positive on the character zone map have been spoilt by unsympathetic



Mike's Carpets is on the northern edge of the Lower Town Street character zone.

alterations particularly to shop fronts which have introduced a chaotic and garish note to the streetscene. Add to this the poor quality of the street furniture and highway surfaces and the overall effect is a less than attractive, harsh environment which deters

visitors and further undermines the competitiveness of the centre.

The degradation of historic buildings could be halted by preventing the loss of the features of importance identified in this appraisal and by high quality new development. Improving the disfiguring 1960s shopping parade and the edge sites, including Mike's Carpets, is a major challenge and relies on the owners bringing the sites forward for development or major intervention by the City Council. The prospect of the shopping parades being improved may be increased by enhancements to the public realm through the Town and District Centre investment programme, but the shortage of parking remains a major impediment to regeneration. It is important



The 60s shopping parades rupture Town Street

that new investment is design-led, possibly guided by site-specific development briefs.

(2) Canal Road and Stanningley/Armley Roads

Activity and grain

This character zone was the industrial powerhouse of Armley which generated the wealth to embellish civic buildings and caused the rapid expansion of the town. The opening of the Leeds-Liverpool Canal and then the railway caused industry to crowd into the narrow tributary valley occupied by Canal Road. Where the turnpike roads crossed Canal Road they incorporated a stretch of the older road and some of the buildings fronting it.



Buildings on back edge of pavement on Canal Road.

Buildings in the character zone face onto the highway and are often placed on the back edge of the pavement. On Canal Road this enabled unloading directly from the road to the industrial premises. The exception is the former Scotch Foundry which takes its lead from the earlier Gott's Mill and faces the canal rather than Canal Road. Buildings similarly create a frontage to Stanningley/Armley Roads.

In the case of the Board Schools erected around the turn of the 20th century this was the result of the availability of wide plots along a newly-created road and the desire to make a show.

Throughout the character area, a number of historic boundaries are enclosed by tall walls with substantial copings. Important examples are found along Stanningley Road and Armley Lodge Road (the boundary to the demolished Armley Lodge) and along Canal Road.

Building qualities

This character zone has surviving buildings spanning over two centuries, serving a wide variety of functions making it impossible to generalise about building form and materials. It is the nature of the zone that three storey buildings sit cheek-by-jowl with single storey buildings. The builders of the large industrial premises from the end of the 19th century took advantage of the improved communications and used brick. In contrast, the earlier and smaller buildings such as the Rose and Crown public house are built of local sandstone and



Changes of scale and materials characterises this zone

have stone slate roofs. There is a change of scale between the large and small buildings not just in massing but in the size of the openings, the enhanced storey heights requiring larger openings. Occasionally there is hierarchy to the elevations with storey heights diminishing up the buildings with a consequent decrease in the height of the windows.

Positive buildings (map7)

This character zone has numerous buildings of individual note associated with Armley's industrial past. On the east of Canal Road is an ornate brick built



Former Scotch Foundry.

warehouse with iron cresting of the former **Scotch Foundry** built in 1897. Below this on a wharf known as Botany Bay (Australian wool was unloaded here) is a very decayed **loading bay** with a canopy over the canal.



Loading bay below Scotch Foundry.

Where Canal Road passes over the railway is the **former booking office** (1909) of the Armley Canal Road station opposite which is the former office of the **Carlton Works** (1898) with an enrichment of decorative brick panels and carved timber mullions. Built into the bank on the east side of Canal Road near the junction with Stanningley Road is a **pair of three-storey cottages** built c1840. On the south side of Armley Road and Stanningley Road is a pair of imposing **former board schools** built in 1878 and 1900 respectively which have been converted to offices. **Winker Green Mills** on the south side of Stanningley Road is an outlier of the character zone and is an early example of a factory used for cloth production. Its foundation in c1803 precedes the laying out of the toll road which explains its skewed relationship to the road. Winker Green Mills in combination with the adjoining back-to-back housing and the warehouse gable-end onto the road further to the east is probably the most coherent 19th century group of buildings in Armley.



A coherent piece of 19th century townscape on Stanningley Road.

Negative factors and opportunities for enhancement

Urban clearance in the late 20th century removed tracts of housing along Canal Road which were either left vacant, used for parking or redeveloped for industry. Typically, the replacement



An industrial shed on the edge of the conservation area in need of improvement.

buildings were sheds which did not respect the monumental character of the earlier buildings and paid little attention to alignment of the roads. The most harmful instance on the edge of the conservation area is the industrial unit in the angle of the junction of Canal Road with Ledgard Way, the shape plan form of which disregards the geometry of the road at a key junction. As land values rise there is the possibility of enhancing this corner and other sites on the edge of the conservation area such as the West Leeds Liberal Club through redevelopment.

(3) St Bartholomew's Activity and grain

The most regular of the character zones, this is an area of 'artisan' and middle class terraced housing which developed around St

Bartholomew's Church between the 1880s and 1900. No doubt this was spurred on by the added respectability that proximity to the new church would bring. The old road (now Chapel Lane) which led to the 17th century chapel demolished to make way for the new church was straightened and a new parallel road (Wesley Road) laid along the western side of the church and lined with the best housing. Unlike much of the back-to-back



Superior terraced housing on Wesley Road.

housing in Armley, the new terraces ignored the underlying field patterns and in the case of the housing off Chapel Lane cut across the sloping strip fields to lend a kinder gradient to the streets. The terraced housing originally ran down to Tong Lane but only the return blocks fronting Tong Lane survive. The block on the eastern side of the junction with Wesley Street comprises residential accommodation over shops.

The terraces are long by the standards of the day without intervening privy yards of the back-to-backs but laid out on a similar strict rectilinear pattern. The rows are separated from the

road by short front gardens - those on Wesley Street slighter deeper than the rest – but where the streets meet at right angles such as Chapel Lane and Laurel and Grove Terraces the gables butt straight against the pavement.

Buildings qualities

The houses are two storeys, those on Wesley Street built over a semi-basement with a small flight of steps up to the front door. Roofs are parallel to the street, punctuated by chimneys on the line of the party walls. The superior terraced housing on the west side of Wesley Street



Plain elevations with decoration around doors.

are given a classical formality by the simple device of turning the roofs of the end houses to the street to resemble pediments. Elevations are plain with decoration restricted to the door surrounds and the eaves which are marked by dentil brackets and a band of decorative brickwork a few courses below. Windows openings are consistently spaced and vertically proportioned and would have originally been glazed with double-hung sash windows with central glazing bars. Walling

materials are red brick with blue slate to the roofs except to the north of the churchyard where stone or stone and brick are used to the walls in a variety of combinations.



St Bartholomew's Church commands Armley.

Positive buildings (map 7)

The outstanding building in this character zone is **St Bartholomew's Church** (1872-8) which is at the top of Wesley Road at the highest point in Armley and is one of Leeds' finest Victorian churches. To the north west of the church at are the Gothic **Walker's**



The former Temperance Hall and Mechanics' Institute.

Almshouses, 4-14 Church Road (1883), the central pair of houses brought forward and given a large gable. At the southern end of Wesley Road is the former **Temperance Hall and Mechanics' Institute**

(1866-7) which has a chapel-like gable facing the street. At the other end of Wesley Road is the former **Southfield Primitive**



The former Lyric Cinema terminates Wesley Road.

Methodist Chapel (1875) dominated by large gable facing the street with smaller gable extensions to the side. Closing Wesley Street at the southern end is the Art Deco former **Lyric Cinema** (1922) on Tong Road. The terrace houses which give the character area its distinctive grain remain positive attributes for their group value even if



Precinct of St Bartholomew's Church is an important open space.

individually they have been compromised by unsympathetic alterations.

Green spaces (map7)

The only space of any note is the grounds to St Bartholomew's Church which is not so much a public space as much as a

precinct to the church, proportionate to the great size of the edifice. The removal of the railings and gates has weakened the definition of the space and the mood of hallowed ground.

Negative factors and opportunities for enhancement

Permitted development rights allow householders to



Home 'improvements' can harm a street.

make small changes to the outside of properties without the need for planning permission. This has led to numerous cumulative changes such as the replacement of timber sashes and flat roofed dormers to the front roof planes which have seriously harmed the uniformity of the terraces. In addition to this general problem, there is the particular harm caused by low quality buildings adjoining the conservation area on the west and south sides of St Bartholomew's Church and the poor repair of the two chapels at both ends of Wesley Road.

The terraced housing is a mixture of privately-rented and owner-occupied, but the common factor seems to be the low income of the occupants. It is possible to

stem the harmful changes through an Article 4 direction but enhancement is unlikely to happen without gentrification or a generous grant scheme. There is the prospect of the low quality buildings and the underused former chapel buildings being redeveloped as the housing market – mostly for single person flats – improves. High standards need to be applied to avoid the opportunity for enhancement being wasted.

(4) Armley Moor/Far Fold

Activity and grain

This character area includes the relics of Armley's pre-industrial past



Roscoe Terrace was a farmhouse outside the village of Armley

with some later additions. Upper Town Street was known as Bramley Road in the 18th century and ran through moorland to Armley's near neighbour to the west flanked by farmhouses of which Roscoe Terrace is a survivor. Following the Inclosure Act when the land was divided, development quickly sprang up around the common land retained as a tetter field at Moor Top (Armley Moor). Farfield

House was built in the early 19th century on the west side of Armley Moor and the picturesque composition was added to by the Christ Church in 1869-72. The area south of the Moor known as Far Fold grew up in the early 19th century as a weavers' hamlet but was



Armley Moor flows into adjoining spaces

completely destroyed by comprehensive housing redevelopment in the 1960s and is now the site of several tower blocks and groups of maisonettes.

The character zone retains the air of spaciousness which discloses its historical position on the fringe of the pre-industrial settlement. Buildings are set in grounds and the feeling of space is amplified in some cases by the adjacency of the Moor. The exception is the 19th century ribbon development which grew up as an extension of Town Street.



The majority of buildings in the Armley Moor/Far Fold character zone are built in stone

Sections of stone boundary wall survive, even in front of modern buildings, which help to unite the character of the conservation area. The long, high stone wall on the boundary of Theaker Lane with Christ Church, Farfield House and Armley Moor is particularly significant as a continuous thread linking these varied elements together.



High Stone walls are important to the Armley Moor/Far Fold character zone.

Building qualities

The buildings are of a domestic scale except Christ Church. There is no overarching architectural style but there is a continuum from the plain simple forms of the early vernacular buildings with horizontal windows openings to the more complex vertically proportioned higher status buildings such as Farfield and the Gothic church and school. The surviving vernacular buildings on Town Street are mostly built of local sandstone with sandstone slates and Welsh slates to the roof. The later 19th century buildings such as the church and the school continued this tradition with Shaw Mills and the Barleycorn PH on the fringes of the brick-built back-to-backs being the

exceptions.

Positive buildings (map7)

Opposite Armley Moor, just off Town Street, is **1 Roscoe Terrace**, a late 17th century house with quoins and mullioned windows, altered in the 18th century. On Town Street's north side are further remnants of Armley's pre-industrial past with **Moor View**, three early 19th century houses and **2 and 3 Hollywell Lane**, a pair of early 19th century houses. Beyond Wortley Road on the south side of Town Street is Weavers Court, a row a late 18th century two-storey weavers' houses with larger early 19th century houses at right



The Barleycorn Public House is a positive building.

angles. Opposite is the **The Barleycorn** public house which is early 19th century with an 1898 extension. At the western extent of the character zone is **Shaw Mills** which is a mid-19th century three-story brick block with Dutch gabled-ends. On Armley Ridge Road, the landmark is the large Christ Church in Early English style. Behind the church in Theaker Lane is the Gothic **Christ Church Upper Armley CE Primary School** of 1871 and to east of this is the early 19th

century **Farfield House**, now a Conservative Club.

Green spaces (map 7)

Armley Moor is arguably the most important open space in the conservation area. It is not a designed space but a fragment of the common and waste ground allocated for siting tents and wool hedges by the Inclosure Act. This is ordered that there should be "no roads, footpaths, properties, trees or other obstruction may be on or near the Tenters' Ground." The Moor is "unimproved" and must resemble its appearance when it was used as a tenter field to dry cloth. It is vested in the Armley Common Rights Trust.

The grounds to Christ Church, the Conservative Club and 2 and 3 Hollywell Lane are a semi-public spaces which read as extensions to Armley Moor.



Armley Moor is well used but in need of improvement.

Negative factors and opportunities for enhancement

The most significant negative factor and possibly the one which affects the conservation area at large is the 1960s comprehensive housing development at Far Folds, particularly the tower blocks. They are very

striking against the valley and are an important modernist episode in the development of the town, but their dominance of the townscape and lack of empathy for the town's spatial structure makes them an undoubted liability. Armley Moor is well used as a thoroughfare, recreation ground, fair ground and for grazing of horses but its maintenance has not kept pace despite the best efforts of the Armley Moor Common Rights Trust. There are no plans to



The 1960s public housing at Far Fold destroyed Armley's intimate scale and spatial structure.

redevelop the tower blocks and therefore it should be assumed that they will remain for at least the next ten years. There are plans to improve the Moor by widening the paths and enclosing the boundary onto town Street with railings, but no funding has been identified.

(5) Armley Park

Activity and grain

Armley Park was laid out in 1893 in the grounds of Armley House. The formal, balanced layout of the original ornamental gardens at the front of the park are

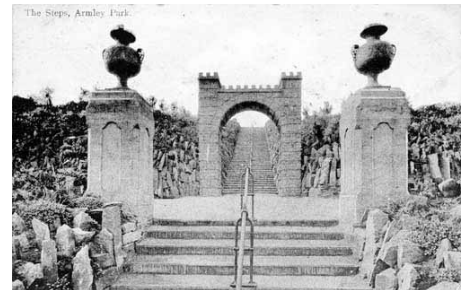
still highly recognisable as are the 'gardenesque' winding paths around trees planted on hillocks which lead down to the Leeds and Liverpool Canal.



Layout of Armley Park in 1906. The general structure survives.

Positive buildings (map7)

There are several listed buildings in the park all grade II: a **Jubilee Fountain** of 1897 paid for by William Gott, a **First World War memorial** in the



The 'arch steps' looking up from the Leeds and Liverpool canal c1900. The network of paths is now overgrown and views across the valley are blocked.

The park has suffered from dubious changes and a lack of investment. The winding walk and steps on the Ridge or Pasture Hills at the northern end are overgrown, blocking views across the canal. The iron gates and railings are missing from the main entrance. External funding sources are required to provide significant capital investment to restore the park.



This tinted postcard from c1900 shows the entrance to Armley Park off Stanningley Road. Note the railings and gates which no longer exist (see below).

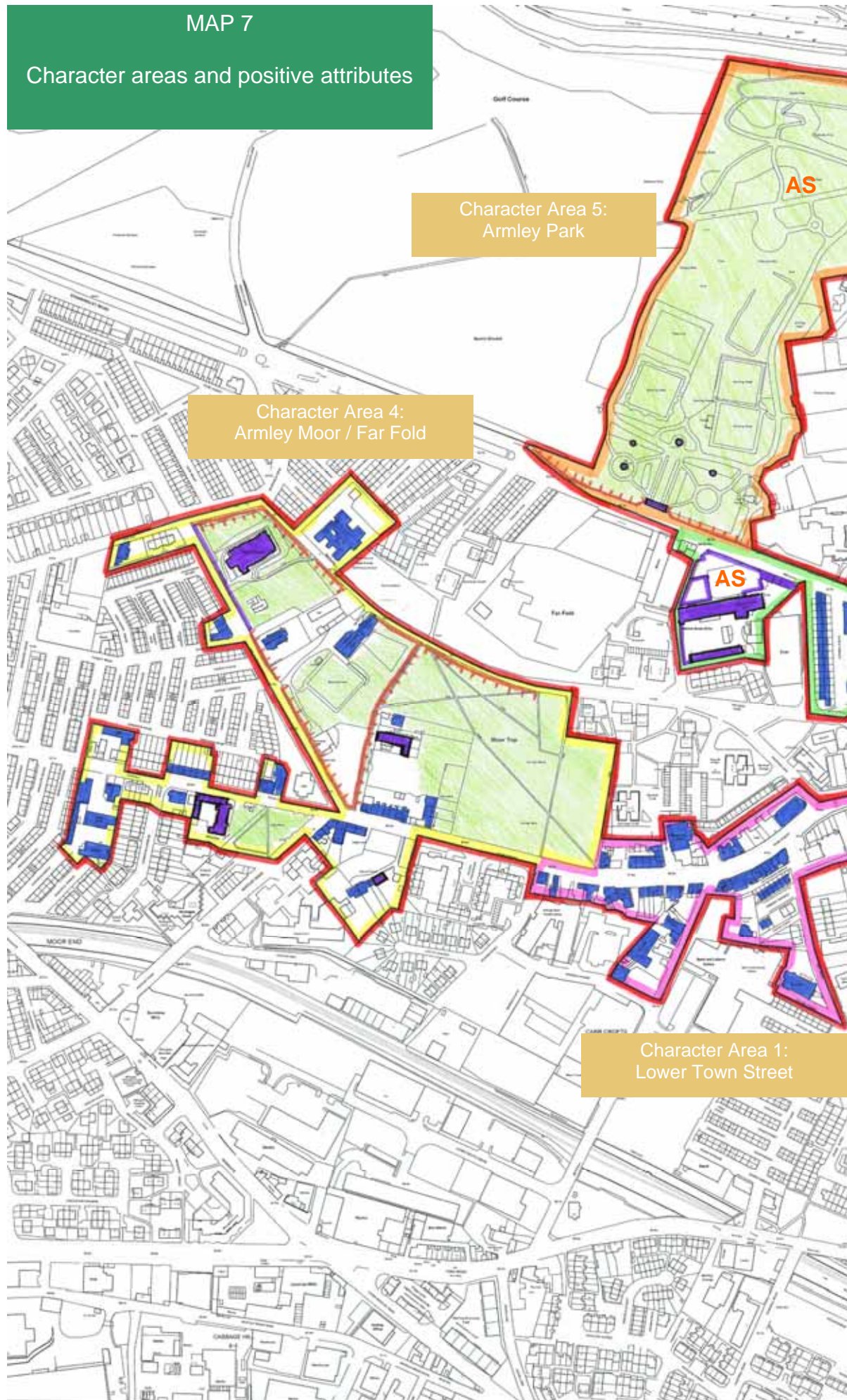
form of a Gothic wayside chapel, **gate piers** and **plaques** 40m west and east of the fountain.

Negative features and opportunities for enhancement



MAP 7

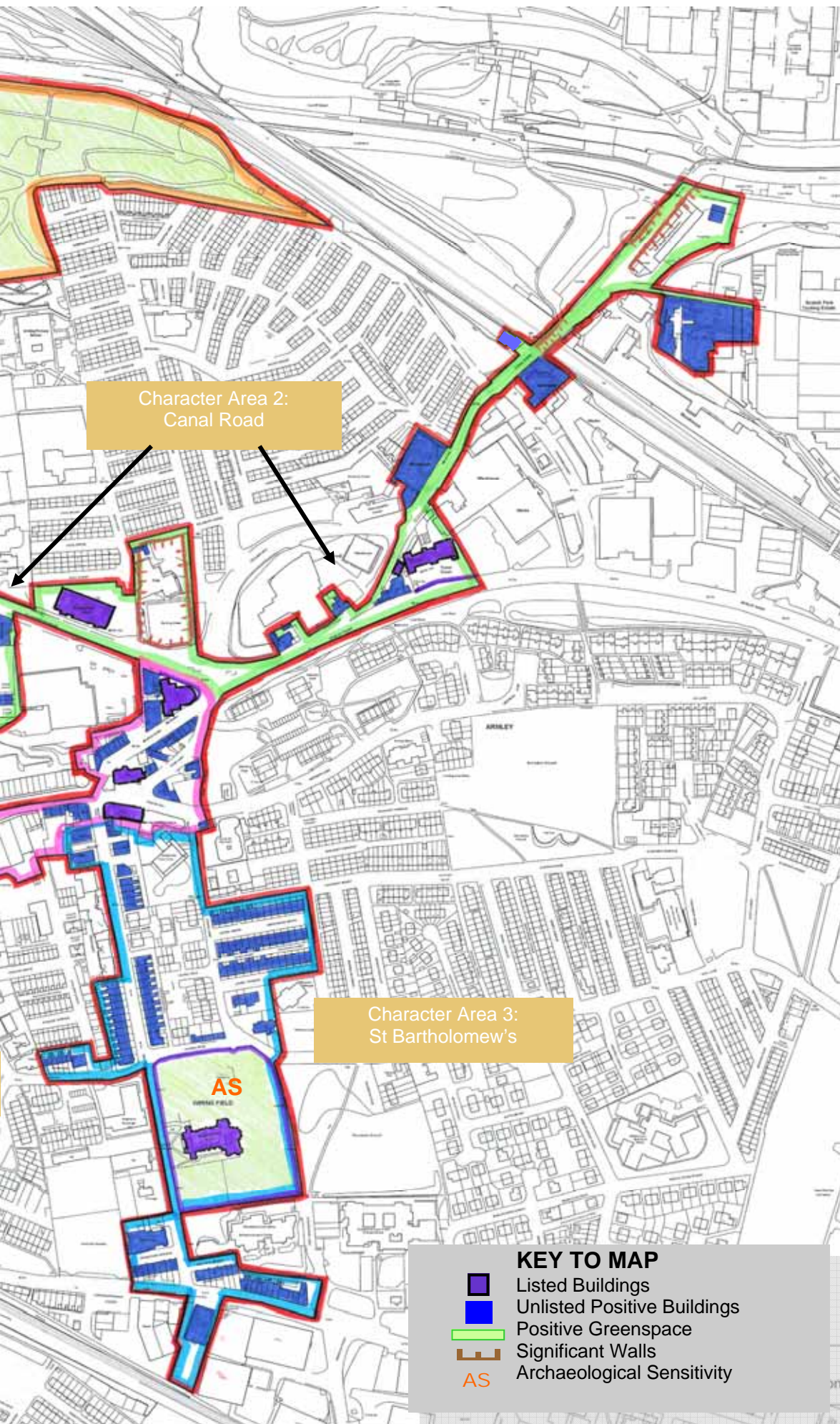
Character areas and positive attributes



Character Area 5:
Armley Park

Character Area 4:
Armley Moor / Far Fold

Character Area 1:
Lower Town Street



NATIONAL GUIDANCE AND LOCAL PLANNING POLICY

National planning policy for conservation areas is PPG15 'Planning and the Historic Environment' and. In addition, English Heritage have published guidance on the management of conservation areas. Local policies for all aspects of planning are brought together in the Leeds Unitary Development Plan (UDP) and those policies relevant to conservation areas are as follows:

Volume 1: Written Statement

- N18A: THERE WILL BE A PRESUMPTION AGAINST ANY DEMOLITION OF A BUILDING OR PARTS OR A BUILDING WHICH MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER AND APPEARANCE OF A CONSERVATION AREA.
- N18B: IN A CONSERVATION AREA, CONSENT FOR DEMOLITION WILL NOT BE GIVEN UNLESS DETAILED PLANS FOR REDEVELOPMENT OR THE SITE HAVE BEEN APPROVED. SUCH PERMISSION WILL BE SUBJECT TO THE CONDITION THAT DEMOLITION SHALL NOT TAKE PLACE UNTIL A CONTRACT FOR AN APPROVED SCHEME OF REDEVELOPMENT HAS BEEN LET.
- N19: ALL NEW BUILDINGS AND EXTENSIONS WITHIN OR ADJACENT TO CONSERVATION AREAS SHOULD PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA BY ENSURING THAT:
- i. THE SITING AND SCALE OF THE BUILDINGS IS IN HARMONY WITH THE ADJOINING BUILDINGS AND THE AREA AS A WHOLE;
 - ii. DETAILED DESIGN OF THE BUILDINGS, INCLUDING THE ROOFSCAPE IS SUCH THAT THE PROPORTIONS OF THE PARTS RELATE TO EACH OTHER AND TO ADJOINING BUILDINGS;

- iii. THE MATERIALS USED ARE APPROPRIATE TO THE AREA AND SYMPATHETIC TO ADJOINING BUILDINGS. WHERE A LOCAL MATERIALS POLICY EXISTS, THIS SHOULD BE COMPLIED WITH;
 - iv. CAREFUL ATTENTION IS GIVEN TO THE DESIGN AND QUALITY OF BOUNDARY LANDSCAPE TREATMENT.
- N20: DEMOLITION OR REMOVAL OF OTHER FEATURES WHICH CONTRIBUTE TO THE CHARACTER OF THE CONSERVATION AREA AND WHICH ARE SUBJECT TO PLANNING CONTROL, SUCH AS TREES, BOUNDARY WALLS OR RAILINGS, WILL BE RESISTED.
- N22: THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF EACH CONSERVATION AREA WILL BE ASSESSED, DEFINED AND RECORDED AS RESOURCES PERMIT. THIS STATEMENT WILL INFORM BOTH DEVELOPMENT CONTROL DECISIONS AND ANY PROPOSALS FOR THE PRESERVATION OR ENHANCEMENT OF A CONSERVATION AREA. THE PUBLIC WILL BE FULLY CONSULTED ON SUCH PROPOSALS.

Volume 2: Appendices

- BC7: DEVELOPMENT WITHIN CONSERVATION AREAS WILL NORMALLY BE REQUIRED TO BE IN TRADITIONAL MATERIALS.
- BC8: HERE THE DEMOLITION OF AN UNLISTED BUILDING IN A CONSERVATION AREA IS TO BE PERMITTED, IT MAY BE REQUIRED BY CONDITION THAT:
- i. CERTAIN FEATURES OF THE BUILDING ARE SALVAGED AND STORED OR RE-USED IN AN AGREED MANNER;
 - ii. DEMOLITION SHALL NOT TAKE PLACE UNTIL SUCH TIME AS THE CONTRACTED REDEVELOPMENT TAKES PLACE.
- BC9: THE CITY COUNCIL MAY MAKE APPLICATION FOR ARTICLE 4 DIRECTIONS IN RESIDENTIAL IN PARTS OF CONSERVATION AREAS WHERE APPROPRIATE, USUALLY IN CONJUNCTION WITH A GRANT AIDED SCHEME FROM ENGLISH HERITAGE.

SUMMARY OF ISSUES

Armley has long been overlooked, but it has a rich and varied historic environment. This is represented in the Victorian and early 20th century townscape but also in older underlying patterns and road networks. And yet Armley has some matchless individual buildings such as St Bartholomew's Church which are interdependent with their settings. The conservation area has been drawn to protect the best preserved and most coherent parts of this mosaic.

The hitherto lack of a conservation area and low regard for Armley's heritage has resulted in the neglect of historic environment. This has manifested itself at micro and macro levels – from the rash of UPVC windows in terraced houses to whole quarters such as Far Folds being wiped clean. The new controls, focus and possible grant aid that designation brings will address some of the micro issues. This will undoubtedly improve the economic standing of the town which will start to turn around some of the more major issues. There are already signs of private investment, albeit in a very narrow sector of housing market which, if carefully directed, could greatly enhance the heritage of the Armley. On the other hand, the commercial centre is struggling and new

investment is desperately needed. There are no signs that the major interventions by Leeds Corporation in the 1960s which gave Armley the glowering tower blocks are to be undone.

The management plan which will accompany this appraisal and will be subject to public consultation will face up to some of these issues and propose policies to protect the special character of the conservation area.

Conservation Areas in Leeds

USEFUL INFORMATION AND CONTACT DETAILS

There are currently 64 conservation areas in Leeds, each with its own unique character. They vary greatly in size and population, from expanse of Roundhay Park or the extensive development of Headingley and its surrounding housing to the tiny hamlet of Woodhall Hills or the cluster of buildings at Stank Hall on Dewsbury Road.

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

Everyone is encouraged to do the same, from residents to government departments.

For a property within a conservation area planning controls are stronger than elsewhere. The details are complex but can be summarised as:

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the area.
- Some minor work to houses is no longer “permitted development” and will require planning permission. Examples are rear dormer window, external cladding and most satellite dishes in front elevations.
- Advertisement controls are tighter.
- Most work to trees has to be notified to the Council which has six weeks in which to impose restrictions.
- Generally, higher stands of design apply for new buildings and alterations to existing ones.

Further information is available on the Conservation & Heritage Section of the Department’s website: www.leeds.gov.uk/conservation

*Armley Common Rights Trust, Email: boutle2@aol.com
Armley Historical Society, Miss Joan Ramell,*

36 Brooklyn Avenue, Armley LS12 2BS

*English Heritage, Yorkshire Region, 37 Tanner Row, York YO1 6WP
Tel. 01904 601901.
website: www.english-heritage.org.uk*

*Leeds Civic Trust, Leeds Heritage & Design Centre, 17-19 Wharf Street, Leeds LS2 7EQ.
Tel. 0113 243 9594.
e-mail: office@leedscivictrust.org.uk
website: www.leedscivictrust.org.uk*

Victorian Society (West Yorkshire Group), Claremont, 23 Clarendon Road, Leeds LS2 9NZ

Where to find out more

Local sources include:

*Central Reference Library (Local & family History Section), The Headrow, Leeds LS1.
Tel. 0113 247 8290
e mail: localstudies@leeds.gov.uk
website: www.leeds.gov.uk/libraries*

*West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds LS7 3AP.
Tel. 0113 214 5814
E mail: leeds@wyjs.org.uk
website: www.archives.wyjs.org.uk*

*West Yorkshire Archaeology Service, Newstead Road, Wakefield WF1 2DE.
Tel. 01924 306810
Email: wysmr@wyjs.org.uk
Website: www.arch.wyjs.org.uk*

In addition, a great deal of

information is available on other websites including: listed building descriptions – www.imagesofengland.org.uk early Ordnance Survey maps – www.old-maps.co.uk

Appendices

Below are the listed buildings within the conservation area at the time of publication of this appraisal. Please check with Leeds City Council for any subsequent amendments.

CHRIST CHURCH, ARMLEY RIDGE ROAD (north east side), LEEDS
Date listed: 5 August 1976, Grade: II

WALLS RAILINGS GATE PIERS AND GATES TO CHRIST CHURCH, ARMLEY RIDGE ROAD (east side), LEEDS
Date listed: 11 September 1996, Grade: II

MALT SHOVEL PUBLIC HOUSE, 21 CRAB LANE (north side), LEEDS
Date listed: 5 August 1976, Grade: II

1-5 HOLLYWELL GROVE (north side), LEEDS
Date listed: 11 September 1996, Grade: II

ARMLEY PARK COURT, STANNINGLEY ROAD (north side), LEEDS
Date listed: 11 September 1996, Grade: II

ARMLEY PARK PLAQUE APPROXIMATELY 40 METRES EAST OF FOUNTAIN, STANNINGLEY ROAD (north off), LEEDS
Date listed: 11 September 1996, Grade: II

FOUNTAIN IN ARMLEY PARK, STANNINGLEY ROAD (north off), LEEDS
Date listed: 11 September 1996, Grade: II

GATE PIERS AT ENTRANCE TO ARMLEY PARK, STANNINGLEY ROAD (north side), LEEDS
Date listed: 11 September 1996, Grade: II

MIKES CARPETS AND ATTACHED RAILINGS, STANNINGLEY ROAD (south west side), LEEDS
Date listed: 11 September 1996, Grade: II

WAR MEMORIAL IN ARMLEY PARK, STANNINGLEY ROAD (north off), LEEDS
Date listed: 11 September 1996, Grade: II

WINKER GREEN MILL RESERVOIR DAMS AND LINKING WALLS, STANNINGLEY ROAD (south side), LEEDS
Date listed: 11 September 1996, Grade: II

ARMLEY PUBLIC LIBRARY, STOCKS HILL (south side), LEEDS
Date listed: 05 August 1976, Grade: II

ROSCOE TERRACE, 1 TOWN STREET (south off), LEEDS
Date listed: 22 September 1975, Grade: II

151, 151A AND 151B TOWN STREET (south off), LEEDS
Date listed: 9 January 1975, Date of last amendment: 11

September 1996, Grade: II

WEAVERS COURT, 153, 157 AND 159 TOWN STREET (south side), LEEDS
Date listed: 9 January 1975, Date of last amendment: 11 September 1996, Grade: II

BOUNDARY WALL TO CHURCH OF ST BARTHOLOMEW WITH LYCH GATE, STRAWBERRY LANE (west side), LEEDS
Date listed: 5 August 1976, Date of last amendment: 11 September 1996, Grade: II

CHURCH OF ST BARTHOLOMEW, WESLEY ROAD (east side), LEEDS
Date listed: 26 September 1963, Date of last amendment: 11 September 1996, Grade: II*

The sites of archaeological sensitivity from West Yorkshire Archaeology Advisory Service's computerised records are as follows:

PRN 3164 SE 273 332 UDP Class 2 – Site of Chapel of St Bartholomew

Site of the Chapel of St Bartholomew built in 1630, but the likely to have medieval origin within this date referring to a rebuild. The graveyard of the church was enclosed in 1672 and consecrated in 1674, the earliest date of burials, however, remains unknown. The chapel was almost entirely rebuilt in 1834-5, and was then replaced on a new site to the south of the old chapel 1872. the outline of the east end of the chapel is still evident at the north end of the present churchyard. Tithe ward field names refer to *Chapel Close* and *Far, Middle* and *Near Chapel Close*.

PRN 3585 SE 2700 3369 UDP Class 2 – Winker green Mill

A woollen mill established in early 19th century as a scribbling and dyeware mill, later occupied as a scribbling and fulling mill. The mill was purchased by the Eyres family in 1824 and rebuilt as a large scale integrated mill. The earliest extant building is a four storey workshop which dates to c1825-30. also extant is a large steam powered mill of four storeys and twenty-five bays dating to 1833 and 1836. this building replaces an earlier mill building destroyed by fire. An attached boiler house and internal engine house are also still present.

PRN 2998 SE 27 34 UDP Class 4 – Bronze Age Socketed Axe

Axe found in Kirkstall Road. Precise find spot not established.

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Acknowledgement

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