



Far Headingley 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.



# Far Headingley

## CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

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

# Summary

## Summary of special interest

Far Headingley's origins are as a rural, agricultural village of cottages developed on the former common land of Headingley Moor. Initial encroachment of the moor dates from the early 18th century, but an Enclosure Award of 1829 saw a significant phase of village development. During the 19th century its character changed, increasingly becoming one of Leeds' urban villages, attracting the prosperous middle classes who built impressive villas set in landscaped grounds.

Key characteristics:

- The contrasting character between the tight-knit settlement form of the village core that retains the character of the early 19th century village, and the planned, regular form of the 19th century villas and terrace developments.
- The village core is centred on the junction between Weetwood Lane and Otley Road, defined by the angled orientation of the Three Horse Shoes Inn and the set-back location of 94 & 96 Otley Road forming the sense of a 'Square'.
- The built environment includes late 18th century survivals of stone cottages and the c1770 parsonage and the later 19th century developments of the large, impressive villa residences set within large gardens and featuring high levels of architectural detail. Villa-

terraces of stone and brick are a defining group. Surviving historic shop fronts and a number of industrial buildings are also important.

- St Chad's is the principal building and landmark of the area with its striking spire visible from some distance.
- Boundary walls, York stone pavements, kerbs and stone sett street surfaces are all important streetscape features. As is the good survival of traditional street signs.
- Soft landscaping is a crucial feature of the area. Tree-lined roads are typical with large garden plots to front and back of the 19th century properties.

## Summary of issues and opportunities

The protection and enhancement of the special character of the conservation area depends on the positive conservation management of the village. In addition to the existing national statutory legislation and local planning policy controls the following opportunities for enhancement have been identified:

- Establish a list of locally significant buildings and policies for their protection.
- Encourage the protection of surviving historic detail and the reinstatement of appropriately detailed fittings in the

defined positive buildings (see page 8 for map showing positive buildings).

- Encourage maintenance and sympathetic repair of the historic shop fronts to help ensure their ongoing survival. New shop front design should be informed by a shop front guidance leaflet to ensure that new proposals are appropriate to the character of the area and the building in which they are set.
- Ensure that all new development is sustainable, high quality, well designed 21st century architecture that responds to its context in terms of urban design (eg layout and density) and its architectural design (eg scale, form, quality of materials and building methods).
- Promote public realm enhancements within the conservation area as opportunities arise. Ensure that future public realm works respect and enhance the special character of the conservation area.
- Ensure that traffic management measures impact as little as possible on the special character of the area.
- Maintain, and take opportunities to restore, the important contribution garden plots make to the special character of the area by resisting inappropriate infill development.
- Develop a tree strategy to guide future positive management.



The core of Far Headingley retains the character of the early 19th century rural village



The large villas and villa-terraces have a contrasting character



Tree-lined roads and boundary walls are an important part of the area's character

## Extent of the conservation area

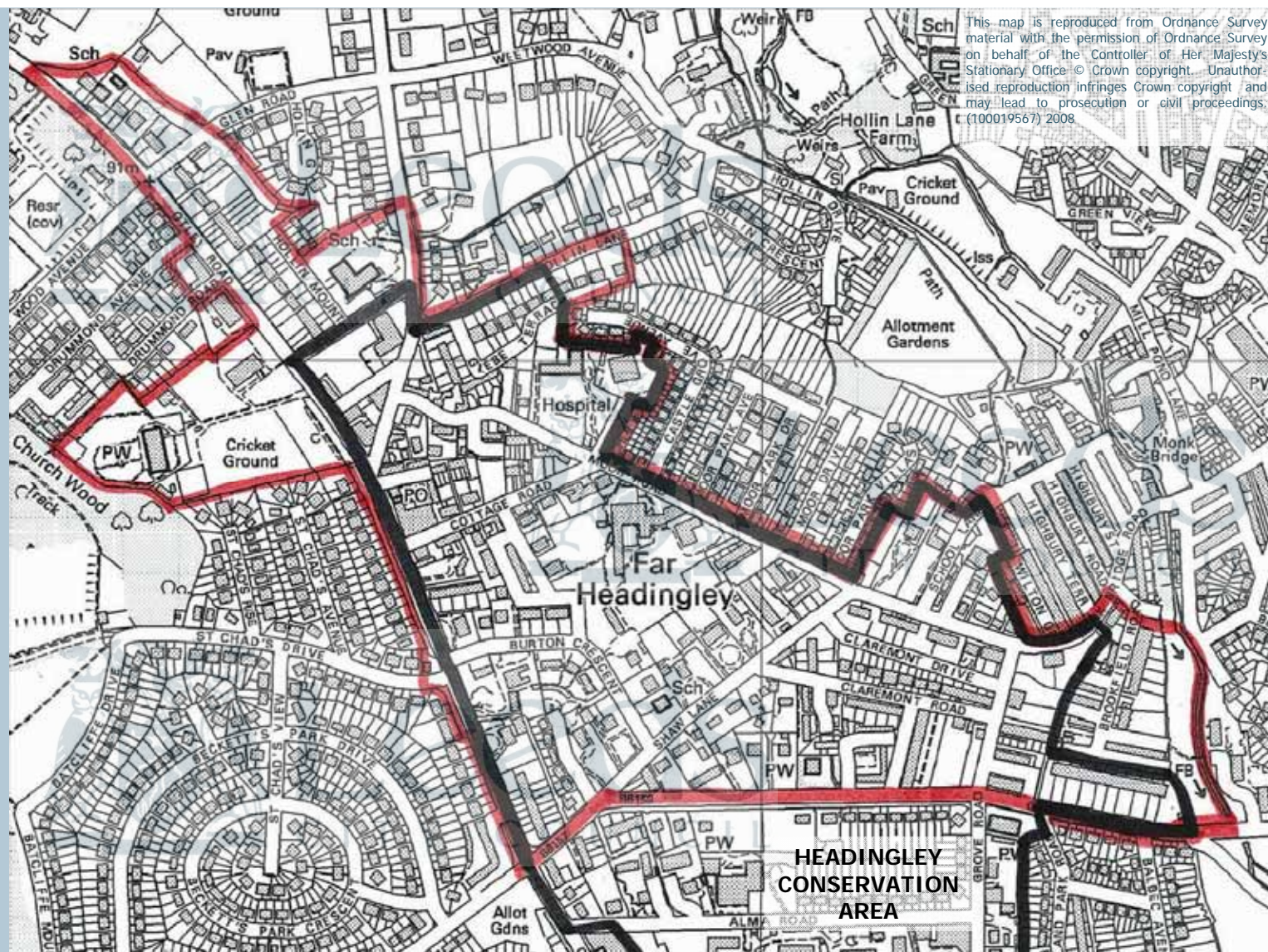
The area was first designated as *The Cottage Road* conservation area in 1972 and was subsequently merged with the larger Headingley conservation area to the south.

The proposal to separate Far Headingley from the large Headingley conservation area and to extend its boundaries to the north, west and east was recommended in the *Neighbourhood Design Statement* produced for *Far Headingley, Weetwood and West Park* in 2005. This community-led document was adopted by the City Council as Supplementary Planning Guidance in 2005.

In November 2008 the Far Headingley conservation area was modified by:


- Splitting it from the Headingley conservation area with the boundary running along Shaw Lane and Grove Lane.
- Extending the area to the east to include a number of terraces in the Brookfield Road area.
- Extending the area to the north east to include a number of properties on Hollin Lane.
- Extending the area to the west and north west to include a former gate lodge, St Chad's Church and an area of large 19th century properties on Otley Road.

This appraisal builds on a draft appraisal produced by Peter Baker Associates in 2006.



Far Headingley conservation area

 Far Headingley conservation area boundary designated 2008

 Former Headingley conservation area boundary

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## Location and context

Far Headingley is located 5 km (3 miles) to the north west of the centre of Leeds to the north of Headingley.

### Geology, topography and setting

The underlying geology of Far Headingley is of carboniferous sandstone and millstone grit and lower coal measures. Local stone, much of it quarried at nearby Meanwood, features in the buildings of the village and helps define its special character.

The village is bounded to the east by the slopes of Meanwood valley, with land rising gently to the north west. Terrain to the eastern edges of the conservation area is steeply sloping in places, but generally the underlying topography of the area is relatively flat.

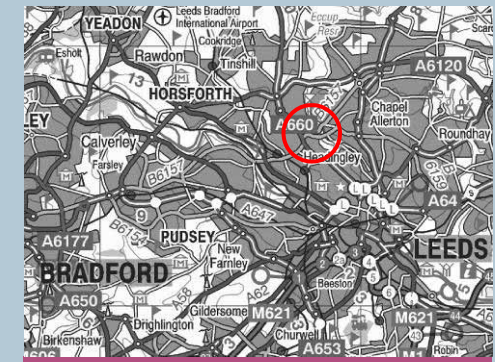
The conservation area is focused on the original village core and late 19th century development of Far Headingley. The setting of the conservation area comprises residential development of the late 19th and 20th century date. The conservation area boundary runs along Otley Road to the west, taking in St Chad's Church, bounded by Beckett's Park, an estate laid out to a distinctive circular form in the early 1930s, Church Woods and Drummonds and to the north, most recently developed, Central Park, the residential redevelopment of a former water treatment works. The



Aerial view of the Far Headingley conservation area showing the mixture of organic, unplanned development of the early village and the later, regimented terraces and planned estate layouts

boundary extends to the north and east along Hollin Lane to include impressive 19th century residences. To the east the boundary runs along Moor Road and Meanwood Beck including groups of large villas and red brick terraces, excluding Moor Park a 20th century estate of semi-detached properties and the Highburys an area of late 19th century red brick terraces and back-to-backs built for workers and artisans. The boundary with Headingley conservation area runs along Grove Lane and Shaw Lane.

Weetwood, and its conservation area, is located to the north. This area has a rural character to the north and a more developed grain to the south. Extensive parkland and the landscaped grounds of 19th century villas are important to its character.



Far Headingley in its wider setting



Geology of the area



Meanwood Valley lies to the east, with land rising gently to the north west

## Historic development

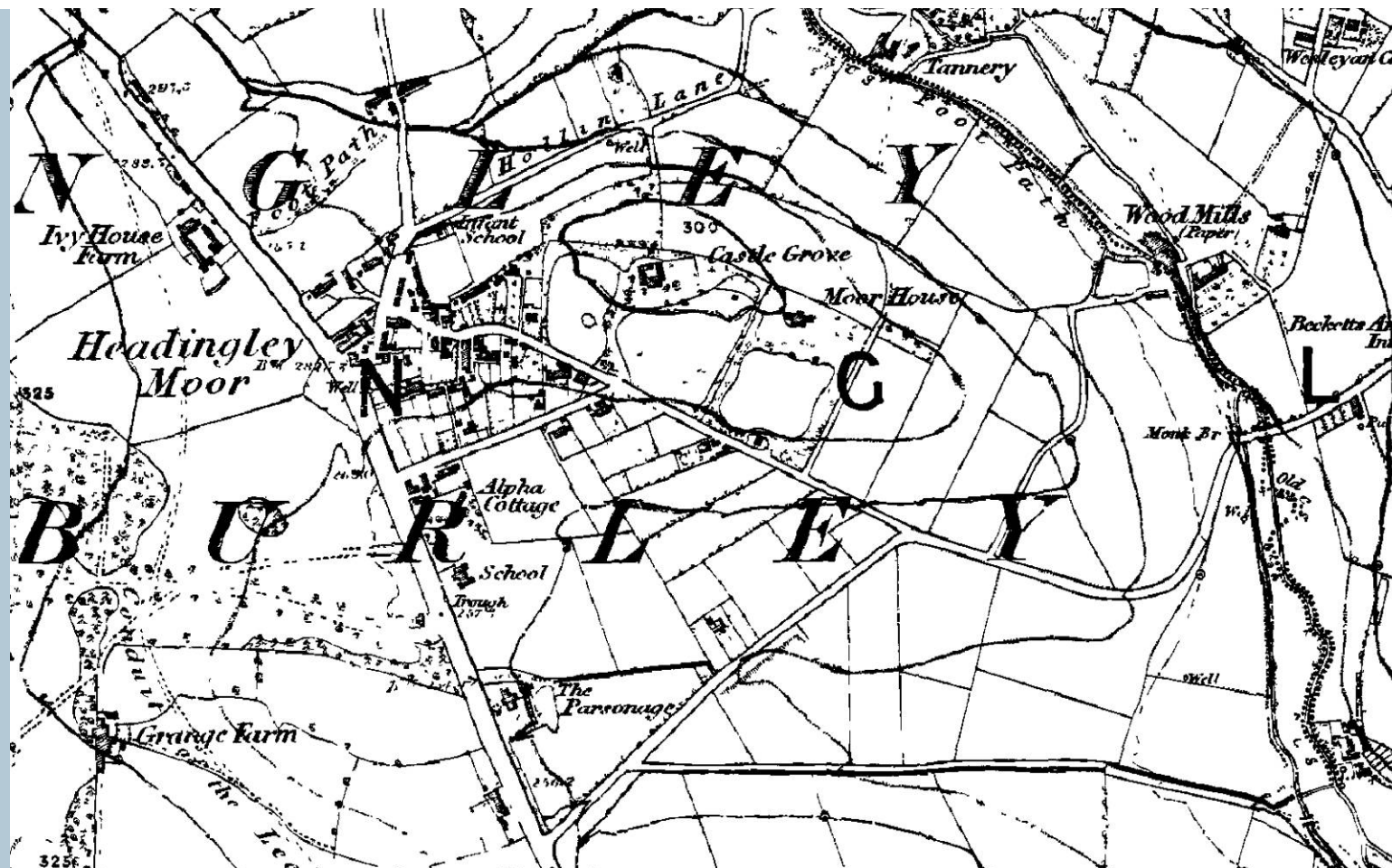
Far Headingley's origins are as a rural, agricultural village of cottages developed on the former common land of Headingley Moor. Initial encroachment of the moor dates from the early 18th century, but an Enclosure Award of 1829 saw a significant phase of village development. During the 19th century its character changed, increasingly becoming one of Leeds' urban villages, attracting the prosperous middle classes who built impressive villas set in landscaped grounds.

### Early origins

The earliest origins of Far Headingley probably date to the early 18th century and a number of encroachment developments on an area of common land known as Headingley Moor. The moor served the village of Headingley to the south, and villagers had shared rights such as grazing animals, cutting turf and collecting wood. By 1750 there were about a dozen encroachments - cottages and small gardens cut out from the moor.

During the 1770s Otley Road, running between Leeds and Otley, was turnpiked, cutting through the agricultural landscape and common of the Moor.

Around 1770 an area of 41 acres of the common was enclosed for the benefit of the curate of Headingley and a large parsonage was built flanking Otley Road, shown clearly still set amid the



fields on the 1851 Ordnance Survey 1:10,560 map.

### Headingley Moor Village - Enclosure Bill 1829

A significant phase in the development of the village came following Lord Cardigan's Enclosure Bill of 1829. Cardigan, the principal landholder of the area, gained the right to enclose the remaining 130 acres of common land.

Plots were sold for development and the newly formed village focused around the junction of Weetwood Lane and the turnpike road. The settlement was initially known as *Headingley Moor Village* and consisted of around 30 cottages and 2 shops. Moor Road and Cottage Road were laid out as new roads as part of this expansion and many of the buildings in this area date from this period. *The Three Horse*

### 1851 Ordnance Survey 1:10,560 map

*Shoes*, at the junction of Otley Road and Weetwood Lane, dates to 1832 and serviced the needs of the growing local community and the passing trade of the turnpike. The parish school of 1839 survives at Hollin Lane with a second school built on glebe land dating to 1840 at Burton Crescent.

The character of Headingley Moor Village was distinctly rural with the cottages of the early village housing

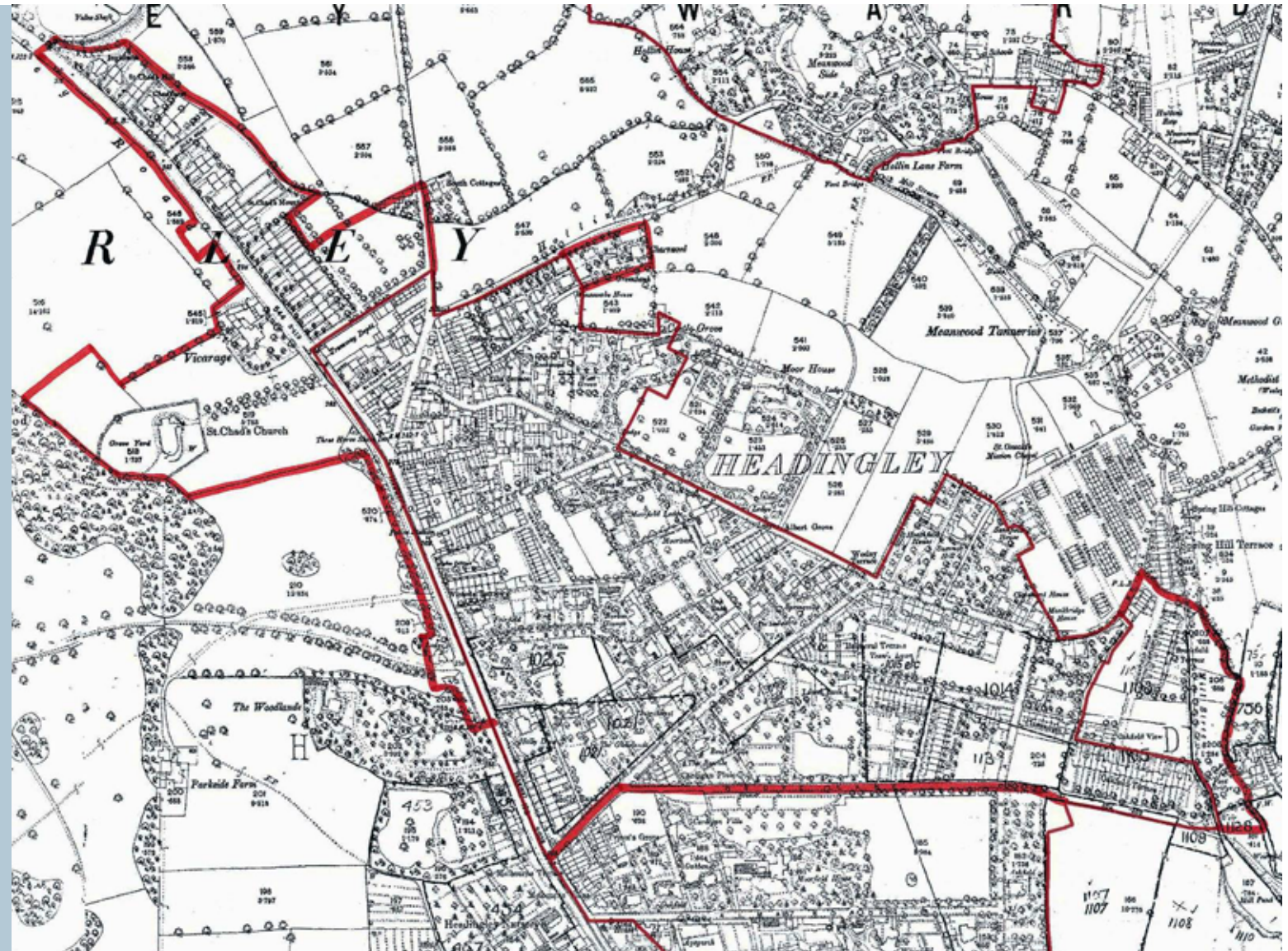
agricultural workers and artisans. However, as the 19th century progressed the village became increasingly affected by the demands of nearby Leeds.

### ***Far Headingley - an urban village***

By the mid 19th century Far Headingley had become a fashionable address catering for the wealthier members of the city's growing population. It offered the attractions of fresh air, clean water and easy access to the surrounding countryside. The larger houses and impressive villas of the middle classes were added to the village, such as those along Shaw Lane, the stone and brick villas on the east side of Otley Road north of Hollin Road and Glen Road, facing west onto the once open fields of the Kirkstall Grange estate. These houses were entirely in the open countryside until the 20th century.

St Chad's Church was consecrated in 1869 and the creation of the new parish of Far Headingley saw the village take its current name. In the 1870s ecclesiastical glebe land on the south side of the former common was sold and the remaining moor land around the late 18th century Headingley parsonage was developed.

From 1871 Headingley was connected to Leeds by tram, opening the area up for a more intensive scale of development for the working classes. The tram offered an affordable commute, unlike the expensive horse-drawn omnibus that had served the middle classes since the 1840s. In 1875 the tram was extended to Far



1892 Ordnance Survey 1:2,640 map

Headingley and a tram depot was established. The increased accessibility led to the construction of high density, but good quality, back-to-back and

terraced housing in the Highbury Area in the 1880s.

Census returns show that as the century progressed those employed in farming in the village continued to

decline, replaced by jobs in manufacturing and construction. By the First World War, the village had become detached from the agrarian economy and the transition from rural community

## The character and appearance of the area

Far Headingley retains a strong sense of its own distinct identity. Despite its proximity to the centre of Leeds and the surrounding suburban 20th century developments it continues to retain a village character.

The following features are important characteristics of the area.

### Settlement form

There is a contrast in settlement form between the organic, tight-knit settlement form of the late 18th and early 19th century village core and the straight, regularly planned form of the mid and later 19th century villa and terrace developments surrounding it.

- The junction of Weetwood Lane and Otley Road continues to form the heart of Far Headingley. The angled elevation of the Three Horse Shoes Inn, set on the corner plot, directly addresses the space and, together with the set-back location of the pair of shops at 94 and 96 Otley Road, creates the sense of a semi-formal 'Square' in this area.
- The early village core is defined by a settlement form of short streets, courts and cul-de-sacs with high levels of enclosure and a dense grain, set between the principal routes. Small and distinctive groups are created with buildings set at varied

angles, often in short rows and with some set gable-end to the road. Properties in this core area are often set directly against the pavement edge or behind small front gardens or yards. The sinuous, curving line of the northern end of Moor Road retains the rural character of the agricultural village.

- In contrast the mid and late 19th century villas and terraces display an ordered, planned settlement form with a less intense grain and a sense of spaciousness fostered by large garden plots to front and back of the substantial properties. There is a regular pattern of plot divisions and strong build lines. Properties share a common orientation and directly address the street.
- The area of *The Claremonts*, defined by Shaw Lane, Monk Bridge Road and Grove Lane is not an area of individual grand houses but of planned linear rows that almost form a grid pattern to the area with terraces alternating between a common north-west / south-east line and a longitudinal north-east / south-west orientation. Gardens here vary considerably in size and the terrain slopes down to Meanwood Beck to the east and rises to the south.
- The set-back location of St Chad's Church is notable, forming another important focus of the village. It is an integral part of the village and contributes significantly to its character and identity. The green spaces of the surrounding churchyard

and cricket field form important open spaces. Elsewhere open spaces are defined by established garden sites / grounds with public open spaces limited to informal areas occurring around road junctions.

- Many of the terraces have back service lanes running to the rear of their back gardens. Many of these are unadopted tracks with unmade surfaces. The distinction between 'front' and 'back' streets is an important characteristic of the area.

### Key views and landmarks

- The straight line of the principal roads and the generally flat topography of the area allow uninterrupted vistas that feature boundary walls, tree-lined roads and set-back large properties.
- The village core features more intimate, enclosed and short-range views.
- St Chad's spire forms the principal landmark feature of the conservation area and can be seen from some distance away.

### Built environment

The built environment of the conservation area is dominated by late 18th and 19th century residential properties. These range from the early surviving stone cottages relating to the rural village of the late 18th and early 19th century and the large villas and middle-class villa-terraces, generally of the mid and late 19th century. A number of the earlier survivals and



The junction of Weetwood Lane and Otley Road forms the heart of the village



The tight-knit settlement form of the village core retains some of the earliest buildings



The 19th century planned terrace developments are on a larger scale







St Chad's spire is the principal landmark of the area



19th century villas and villa-terraces feature higher levels of architectural detail

grand houses are listed buildings but there are many unlisted properties that make a positive contribution to the character of the conservation area (see analysis map).

Far Headingley's 20th and 21st century development is of mixed success. Some developments have ignored the essential characteristics of their neighbours, with large footprints resulting in buildings of mass and scale out-of-keeping with the character of the

area. Poor choices of materials and detailing have also resulted in buildings that do not reflect the local distinctiveness of their setting. Other, more successful examples have managed to better reflect the character of their place while also being distinctively of their time.

The following features are important characteristics of the built environment of the area.

- Common materials unify the built environment - squared, coursed and sawn or chisel-faced local millstone grit is typical of the village core structures. Dressed and rough-faced, *rock-cut* stone is used for some of the villas and villa-terraces. Red brick is also used extensively, although not in the village core. Brick is used predominantly in the late Victorian streets of the Highburys and Claremonts, both in the higher status, later villas and villa-terraces (often including ornate details) and in the lower status pavement-edge artisan terraces.
- Residential buildings are often of two storeys, although many of the larger properties are of two and a half storeys with attic rooms lit by gabled dormers set into the roof pitch or at eaves level.
- Architectural detailing on the cottage properties is kept to a minimum with plain stone lintels, window sills and door reveals. The larger and higher status buildings display elaborate detailing. Windows are predominantly

timber sash fittings, painted white with some decorative glazing bar arrangements. Panelled doors with fan lights and some stained glass elements are a feature, often under robust porch hoods. Decorative panels in brickwork feature floral designs and motifs on the large properties. Gabled dormers on these buildings are often picked out with areas of mock half-timbering painted black and white.

- Roofs are generally simple pitched forms with a mixture of heavy and textured stone slate to the village core cottages and slate to the villas and terraces. Pitches vary with some shallow and other more acute angles. Chimneys are common, of both brick and stone stacks, often featuring tall chimney pots. Small gabled dormers, set well below the ridge line are also widely seen in the terraces.
- The Grade II\* St Chad's Church is the principal building of the conservation area. Other notable buildings include the surviving and listed c1770 parsonage, the listed gate lodge to Beckett Park with its distinctive ornate barge board details. The gothic-revival details of the former chapel on Moor Road with its pointed-arch door and lancet windows and the flat-arched windows under drip mould details of the original school at Hollin Lane add variety. Equally of interest is the listed Masonic Hall, Castle Grove Drive. Originally one of the larger villas of the area its roof features a lead covered dome and balustrade. The unlisted Cottage



The roofscape is defined by simple pitched forms with prominent chimneys



Listed parsonage c1770, Otley Road



Listed gate lodge to Beckett's Park, Otley Road



Good surviving traditional shop fronts include this early 20th century *art deco* example

Road Cinema is another local landmark structure, showing current blockbuster releases.

- As well as the cottages and the large villas the area also features large villa terraces set aside more modest terrace developments. The area of *The Claremonts* is characterised by this mix with 19th century high-status middle-class stone terraces, many of which are listed, set adjacent to a smaller number of Edwardian brick terraces and larger brick houses.
- There is a good collection of surviving historic and traditional shop fronts including examples from the late 19th and early 20th century.
- A number of industrial buildings of interest including a former blacksmiths forge (now garage) at Oddy Place, Moor Road with its surviving large carriage doors and stout forge stack. A three storey workshop at Park Terrace with large loading doors is also of interest.



Industrial structure and York Stone paving, kerbs and stone sett road surface, Park Terrace

### Streetscape

Streetscape features contribute to the special character of the area.

- Surviving historic surfaces are important. High quality York stone pavements edged with stone kerbs add a sense of quality. A number of cobbled street surfaces also survive, giving high textural qualities and completeness to village streetscapes, for example the stone sett paved streets of the Heddons to the east of the conservation area. Thresholds of squared York stone setts are a feature of some road junctions in the area.
- Boundary walls are a defining feature. Stone walls of squared blocks, sometimes with triangular profile copings, edge streets and ginnels. Gate posts are sometimes relatively ornate with decorative capstones. Gates are often of wrought iron or more simple painted timber fittings.



Traditional street signs add interest and a sense of integrity to the area

- The area has a good collection of traditional street signs which add interest and authenticity to the area.

### Greenscape

Trees, gardens and soft landscaping form an essential element of the area.

- Trees are an important part of the distinctive character of the area. Tree-lined roads are a defining feature. Most of the specimens are planted within front garden plots providing privacy from the road. The combined group value of these trees has great amenity value for the area. Species vary but are typically deciduous and include horse chestnut, sycamore, beech and copper beech.
- The green open spaces of the churchyard and cricket pitch around St Chad's are an important feature. The mature trees of this area are an important group. The war memorial



Boundary walls and mature trees are important features of the area

has a strong impact, with its dramatic yew hedge and twin silver birches.

- The established garden grounds of the villas and villa-terraces form important greenspace. The Tetley Hall complex is the largest such area and its greenspace is important to the setting of the late Victorian villas of Burton Grange, Burton Lea, Moorfield Lodge and Moor Grange.
- In contrast to the varied development east of Otley Road, the west side of the road, south of the church has a wide grass verge and the low stone boundary walls of the houses beyond. This originally marked the boundary of Kirkstall Grange.
- Meanwood Beck is an important undeveloped green space with a more natural character to it than the other green spaces of the conservation area.

## Opportunities for management and enhancement

There are a number of features and issues that currently detract from the special character of Far Headingley. Addressing these issues offers the opportunity to enhance the conservation area. Positive conservation management measures will promote the ongoing protection of the area's special character.

There are also opportunities to celebrate, promote and make more accessible the special character and historic interest of the conservation area.

### Establishing a local list

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

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

**Action:** Establish a list of locally significant buildings and policies for their protection.

### Protecting the surviving historic architectural details and promoting the replacement of inappropriate fixtures and fittings

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

Surviving historic features should be maintained and sympathetically repaired. In the positive unlisted buildings identified on page 8, the replacement of inappropriate, poorly detailed fixtures and fittings is encouraged.

**Action:** Encourage the protection of surviving historic detail and the reinstatement of appropriately detailed fittings in the defined positive buildings (see figure on page 8).

### Shop front enhancements

The group of historic shop fronts surviving in the village is an important element of the special character of the

conservation area. These assets should be maintained and sympathetically repaired.

A shop front guidance leaflet is recommended to provide guidance on the maintenance of the historic examples and the good design of new shop fronts. This guidance should also include advice on other commercial signage and advertising, lighting, disabled access and security shutters. The guide should be informed by a survey of the existing shop fronts and their condition.

Strong control over replacement shop fronts is required to ensure that future changes are of high quality design and appropriate to the character of the area, taking into account scale, form and materials and respecting the architectural integrity of the building in which they are set. The surviving traditional examples provide a good source of inspiration for any future proposals.

Roller shutters, if not introduced sensitively can disrespect architectural detailing and deaden the streetscene. Internal security shutters are less detrimental to special character but still require careful design.

**Action:** Encourage maintenance and sympathetic repair of the historic shop fronts to help ensure their ongoing survival. New shop front design should be informed by a shop front guidance leaflet to ensure that they are appropriate to the character of the area and the building in which they are set.

### Sensitive new development in the conservation area

To be successful, any future development within the conservation area needs to be mindful of the local character of the area, while at the same time being distinctly of its time and addressing contemporary issues such as sustainable development. Poorly designed and detailed *pastiche* development can be as eroding to special character as development that shows no regard for its setting.

The insensitive subdivision of large

*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 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'*

properties into apartments and demolition of original properties for a more intensive redevelopment of plots

are particular threats to the character of the area.

**Action:** Ensure that all new development is sustainable, high quality, well designed 21st century architecture that responds to its context in terms of urban design (eg layout, density and spatial separation) and its architectural design (eg scale, form, quality of materials and building methods).

### Public realm enhancements

The area's public realm offers a number of enhancement opportunities.

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

Particular issues that could benefit from enhancement include:

- Improvement to street light design. The standard crude concrete design of lamppost should be replaced, where possible, with a more elegant and sympathetic design.
- Improvements and repair to hard landscape features. Many stone kerbs and sett channels are broken and need replacing. Kerbs etc should be replaced with stone whenever the opportunity arises.
- Improvement to street furniture including bollards and railings. These

should be of a nature and quality appropriate to the character of the conservation area.

Particular areas that could benefit from enhancement are shown on the analysis map (page 8). Perhaps the most important of these is the part public—part private open space at the junction of Weetwood Lane and Otley Road that forms the heart of the village. Enhancements to the streetscape treatment in this area would help to strengthen Far Headingley's sense of identity.

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

### Traffic management

Many of the principal roads of the conservation area, such as Otley Road, Shaw Lane and Monk Bridge Road, are busy through routes. In a number of places pavements are narrow and there is little room for cycling. Main junctions can be difficult for pedestrians and drivers alike, and this detracts from the special character of these areas.

Road signage and traffic management measures should be reduced to as few as absolutely necessary and consolidated onto as few poles as possible, making use of lampposts wherever possible to keep street clutter to an absolute minimum. The size and arrangement of signage needs careful consideration.

The pressure for parking space tends to blight areas which could otherwise be improved by sympathetic development of buildings or attractive urban space. These could be laid out to include some parking while making the most of their attributes.

**Action:** Ensure that traffic management measures impact as little as possible on the special character of the area.

### Gardens and mature landscapes

There is growing pressure for the loss of gardens for the development of additional buildings or as car parking areas. Gardens form an important element of the special character of the area and inappropriate infill development would have an eroding effect on the quality and character of Far Headingley and should be resisted. PPG3 paragraph 49 states 'More intensive development is not always appropriate'. Where opportunities arise garden plots and the distinctive spatial separation between properties should be restored.

**Action:** Maintain, and take opportunities to restore, the important contribution garden plots make to the special character of the area by resisting inappropriate infill development.

### Tree management

Trees form an important part of the character of the village. Conservation area designation affords some degree of protection. However, to ensure that

this element of Far Headingley's special character is protected and enhanced a tree strategy should be formulated to assess the need for the designation of Tree Preservation Orders (TPOs) and general tree management issues. A replanting strategy should also be considered in order to manage the impact of the loss of trees through over maturity.

Trees provide an important source of urban cooling and their protection and planting is going to be an increasingly important element of the Council's approach to climate change adaptation.

**Action:** Develop a tree strategy to guide future positive management.

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1921 – Ordnance Survey 24", 1: 2,640

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Access to archives - [www.a2a.org.uk](http://www.a2a.org.uk)

English Heritage Images of England, listed building photographs and descriptions - [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)

Heritage Gateway - [www.heritagegateway.org.uk/gateway](http://www.heritagegateway.org.uk/gateway)

Historic Ordnance Survey maps - [www.old-maps.co.uk](http://www.old-maps.co.uk)

Leeds City Council online historic photograph archive - [www.leodis.net](http://www.leodis.net)

Secret Leeds - [www.secretleeds.com](http://www.secretleeds.com)

Far Headingley Village Society - [www.fhvs.leedslearning.org](http://www.fhvs.leedslearning.org)

## Sources of further information

Central Library (Local & Family History Section), The Headrow, Leeds LS1. Tel 0113 247 8290 email: [localstudies@leeds.gov.uk](mailto:localstudies@leeds.gov.uk) website: [www.leeds.gov.uk/library](http://www.leeds.gov.uk/library)

Leeds Civic Trust, Leeds Heritage & Design Centre, 17-19 Wharf Street, Leeds LS2 7EQ Tel: 0113 243 9594 Email: [office@leedscivictrust.org.uk](mailto:office@leedscivictrust.org.uk) website: [www.leedscivictrust.org.uk](http://www.leedscivictrust.org.uk)

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

West Yorkshire Archaeology Service, Newstead Road, Wakefield WF1 2DE Tel 01924 306810 email: [wysmr@wyjs.org.uk](mailto:wysmr@wyjs.org.uk) website: [www.arch.wyjs.org.uk](http://www.arch.wyjs.org.uk)

West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds LS7 3AP. Tel 0113 214 5814 email: [leeds@wyjs.org.uk](mailto:leeds@wyjs.org.uk) website: [www.archives.wyjs.org.uk](http://www.archives.wyjs.org.uk)

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## What is a conservation area?

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

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

## What does conservation area status mean?

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

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the area.
- Some minor works to houses are 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 and management plan 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 Far Headingley by:

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

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

The appraisal is not intended to be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

## Planning policy context

This appraisal should be read in conjunction with the wider national,

regional and local planning policy and guidance. Relevant documents include:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Guidance 15: Planning and the Historic Environment
- Planning Policy Guidance 16: Archaeology and Planning
- The Yorkshire and Humber Plan (The Regional Spatial Strategy) May 2008, particularly Policy ENV9 Historic Environment
- Leeds City Council, Unitary Development Plan Review 2006, particularly policies N14-22, Chapter 5 Environment in Volume 1 and Policies BC1-9, Appendices A3 Building Design, Conservation and Landscape Design and A4 Archaeological Policies in Volume 2
- Leeds City Council, Local Development Framework, emerging framework that will ultimately replace the Local Plan.

## Community involvement and adoption

Previous consultation has taken place on the proposed boundary changes at a public exhibition for the Neighbourhood Design Statement in April 2004. The Peter Baker Associates draft appraisal of 2006, on which this document is based, was initiated and carried out by the Far Headingley Village Society. A draft version of this appraisal went through a

four week public consultation period that included:

- A drop-in exhibition and discussion opportunity on 20th September 2008 at St Chad's Church, Far Headingley 12 - 2pm.
- Direct mailing to residents affected by the proposed changes to the boundary
- Direct mailing to all identified stakeholders and interested parties
- Access to a paper copy of the draft appraisal and response forms at the local library
- Internet access via the Council's webpage to the appraisal and response forms
- Local publicity to advertise the consultation.

All consultation responses were evaluated and the appraisal was amended where appropriate. The Open Panel report to the Planning Board sets out the comments received and the actions undertaken as a result. This document was formally adopted by the Planning Board meeting 23 October 2008 and became operational as non statutory planning guidance from 10 November 2008. 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](http://www.leeds.gov.uk/conservation)**