



Shadwell Holywell Triangle is a place of special character and of architectural 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.

Shadwell Holywell Triangle

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions— 8th November 2019.

Summary of Special Interest

Shadwell Holywell Triangle is in a rural location which, when developed in the 19th century, was separated by fields from the remainder of Shadwell to the east, though part of the same parish. It remained separate until the 1930s, but was connected by Main Street and Shadwell Lane both to the rest of the village and the expanding suburbs of Leeds to the west.

The special interest of the conservation area can be summarised as follows;

- This area played an important part in the evolution of Shadwell to the commuter location we see today, while still retaining the feel and character of being part of an independent, rural, historic village despite being located on the edge of the urban sprawl of Leeds.
- The pattern of development is heavily influenced by the pre-existing road pattern and the southerly views.
- The rural setting here contributes to the character of Shadwell Holywell Triangle with key views into open countryside further emphasising that.
- Varied and important architecture including large detached villas, workers' terrace rows and historic farm buildings highlight the area's history of development in the last two centuries, where there was previously farmland.

History, architecture, the surrounding countryside and the character of space within the conservation area are all positive elements that help to shape its distinctive character; one that is well worthy of protection.

Summary of Issues

Shadwell Holywell Triangle is of special architectural and historic interest, which justifies its conservation area status. The area has been affected in the past by developments which may not be in keeping with historic character. There is therefore a need for guidance to preserve and enhance the area. The protection of the special character of the conservation area depends on positive conservation management provided in this document. The following key issues have been identified;

- Risk of inappropriate infill development.
- Loss of important landscape features as a result of development.
- Inappropriate materials used on new build properties.
- Poor choice of materials during the replacement of historic features.
- Inappropriate development affecting important views both towards, away from and within the conservation area.



Aerial view of the Shadwell Holywell Triangle Conservation Area



Historic stone architecture makes a positive contribution to the character and appearance of Shadwell Holywell Triangle.



The rural setting of Shadwell reminds us that Shadwell was once an isolated agricultural village.

Extent of the conservation area

This conservation area appraisal for Shadwell Holywell Triangle closely follows the framework for an appraisal in the English Heritage document *Understanding Place: Historic Area Assessments: Principles and Practice* (June 2010).

The survey work was carried out between October 2016 and March 2018.

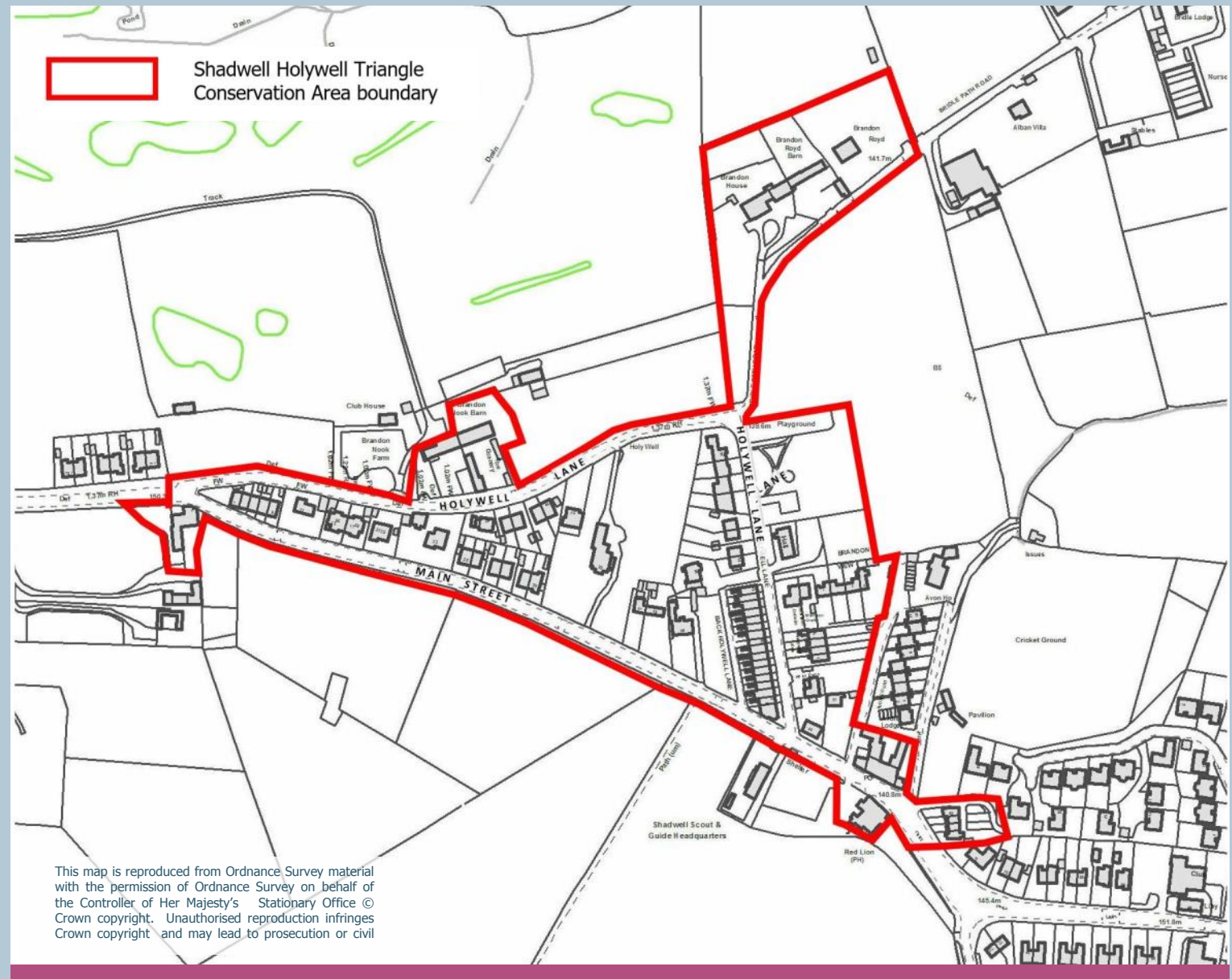
Current guidance states that conservation area boundaries must be clearly based on analysis of the architectural and historic character of the area. The boundary of Shadwell Holywell Triangle defines an area mainly within a medieval road pattern but which was primarily developed in the mid-late 19th century, separate from the built up part of Shadwell Village (as it was at the time), though within the parish.

The original Shadwell Conservation Area was first designated on 17th September 1973, making it one of the earliest in Leeds. A review in 2012 extended the original boundary to the east to include the historic architecture around Crofton Terrace. It became apparent during the that review that the Holywell Triangle in the west of the village has a distinctive character which justifies a separate Conservation Area. The Parish Council, with general local support, and the support of the Shadwell Neighbourhood Plan Steering Committee, decided to seek Conservation Area status for this area, known as the Holywell Triangle. Leeds City Council also supported the proposal. The proposal was the subject of public consultation alongside the Shadwell Neighbourhood Plan consultations.

Conservation area designation is primarily used to set a standard of development. It is not intended that development in conservation areas is prevented

altogether, but that it be monitored and controlled to ensure that proposals within or adjacent to the proposed conservation area are sympathetic its special character,

and does not cause the destruction of key features that are essential to fully appreciate the important site within its historical and architectural context.



Assessing the Special Interest

Location and Setting

Shadwell is located approximately nine kilometres (six miles) to the northeast of Leeds city centre and is accessed most readily via the A58. The village is located within the Harewood ward of Leeds City Council authority.

The setting of the village is varied. Shadwell is just separate from the suburban expansion of Leeds to the west, with open rural setting to the south. The Holywell Triangle, at the west end of the village, includes the ingress of modern housing into Shadwell in the 20th century particularly, yet the earlier 19th century development provides the area with a distinctive character and interest.

General character and plan form

The Holywell Triangle is formed from three roads: Main Street to the south, with Holywell Lane to the east (straight) and north (curved). It remained farmland until the latter half of the 19th century, when development took the form of terraced properties at the east and west ends, and individual villas facing Main Street and the southward views, with their carriage access along Holywell Lane to the north. The area remained separate from what is now the village core to the east until the 1930s when development along Main Street began to join the two. In addition to the triangle itself, the conservation area boundary includes the earlier farm groupings of Brandon Nook, north of Holywell Lane, and Brandon House, the earliest development along Bridle Path Road. The Holywell Triangle retains a rural character, despite some 20th century suburban infill development.

Geology, topography and landscape setting

The bedrock of this conservation area is Guiseley Grit sandstone. Coursed local stone from several nearby quarries, including Dan Quarry, was the dominant building material within the village. Coal measures are nearby, occurring to the south of the major fault line running east/west across the north end of Waterloo Lake, Roundhay Park. From mid 19th century, brick was also used, probably from Leeds brick makers. The surrounding landscape can be characterised as gently undulating farmland, with shallow but enclosed valleys. Cereal and potato cultivation, along with livestock and equine grazing, are the dominant agricultural activities surrounding the village.

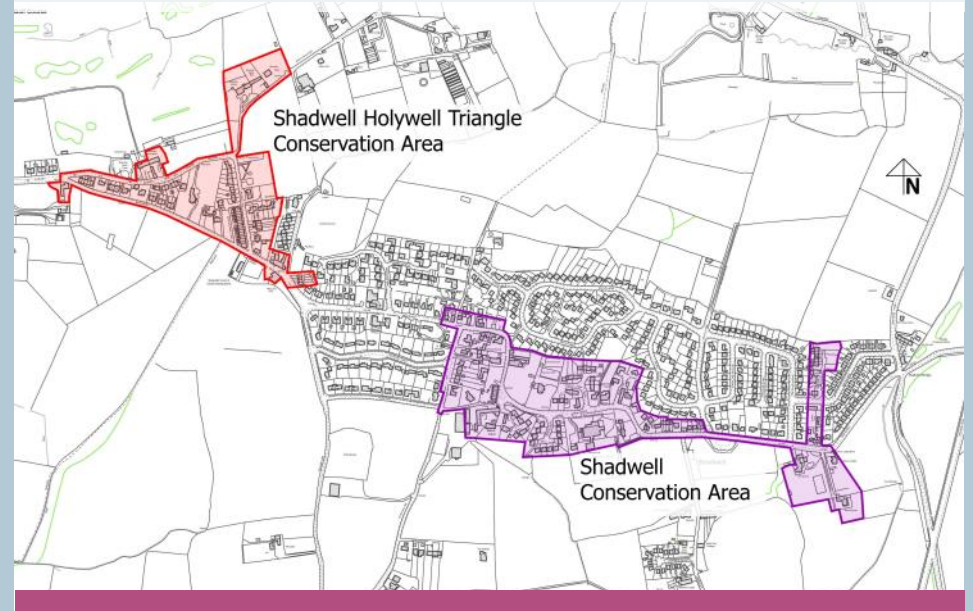


Shadwell in the wider context



Ancient ridge and furrow cultivation pattern to the south of Main Street.

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Shadwell Holywell Triangle in the context of Shadwell



Footpath south from Main Street

Origins and Evolution of Shadwell Holywell Triangle.

Prehistoric origins

Other than a few fossils found in a local garden, there are no known material finds dating from the prehistoric or Roman periods recorded within the Holywell Triangle. There are remnants of a prehistoric cropmark landscape visible on aerial photographs taken of the surrounding open fields of Shadwell. These remnants include a probable ring ditch and a ploughed out Bronze Age round barrow of circa 2000-1500 BC to the north-west, and a late prehistoric/Roman rectangular enclosure and several ditches located to the east of the village.

The Medieval period

The land north of Holywell Lane is marked on the Shadwell 1807 Enclosure Award Map as the Township of Wigton and the area was known as "Old Wigtons", (farmstead or village of a man with the Old English name of Wicga). It has been suggested by MW Beresford in "Lost Villages of Yorkshire" (YAJ vol.38, 1952-55, p.237) that Brandon, a deserted hamlet of Wigton, existed on the Shadwell

border: no siting evidence was discovered during field investigation, though the name remains in places. The early 20th century historian Edmund Bogg (who lived on Holywell Lane) suggests that there was once a medieval moated site to the east of Shadwell, although Bogg is widely regarded as an unreliable source in regards to some of his interpretations and compass directions.

Origin of the Holy Well.

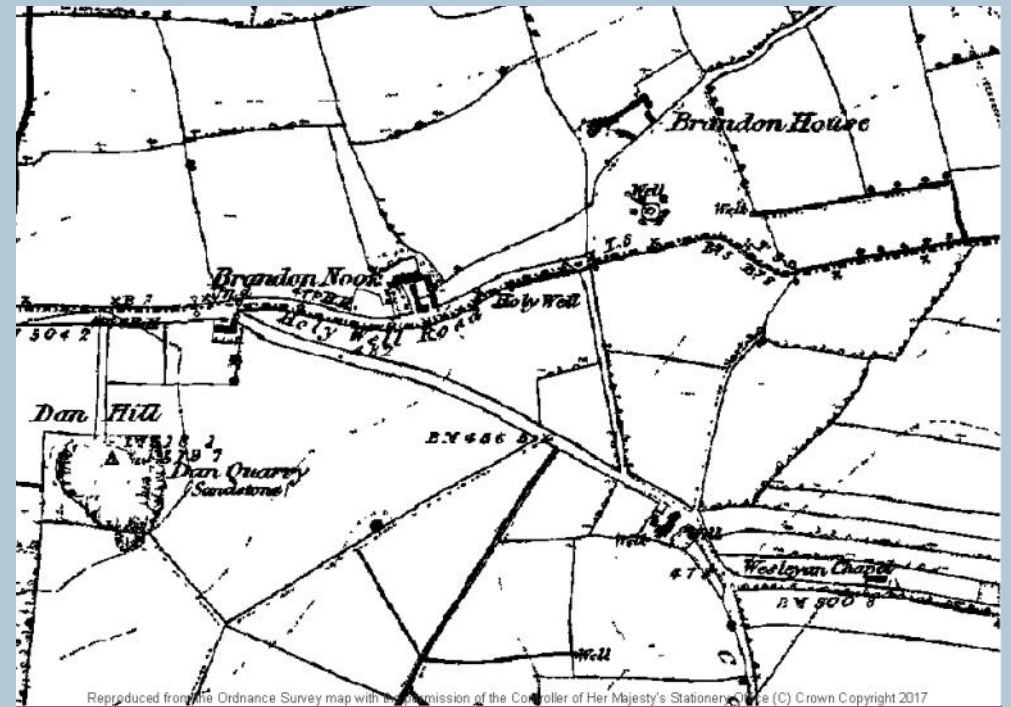
The 1st Edition six inches to the mile OS map (sheet 203, surveyed 1847, published 1851) shows eight 'wells' or 'springs' situated within the main settlement of Shadwell, with a "Holy Well" lying within the Holywell Triangle. Spring water emerges in the ditch near the north entrance to Spencer House. It is reputed to have been visited by Bede, and used for baptism of early Christians. A spring in the field to the north east was used for drinking water, along with many local wells, prior to the arrival of mains water in 1912. The south and north sides of the triangle appear to have pre-development boundaries in the form of ditch and rough stone banking, with laid hawthorn hedge above, still surviving in a few places.

The 18th Century

In the 18th century, the land belonged to Francis Briggs of Bramley and was copyhold of the Manor of Roundhay, paid to contain 2 acres. Francis Briggs sold the land, to Thomas Pawson of Brandon, after whose death it passed first to his eldest son, John Pawson of Low Brandon, and then to his grandson.

The 19th Century

On 25 June 1861, Old Wigtons was sold to Daniel Bakewell Fletcher of Brandon, a gentleman of private means, for £500.



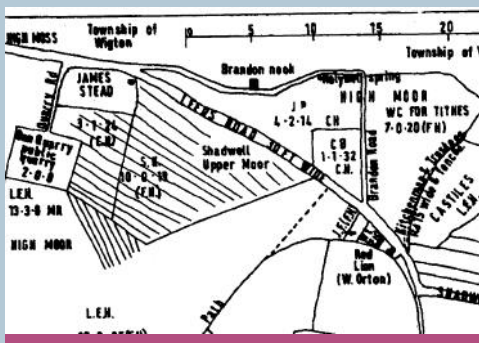
The 1851 1st edition Ordnance Survey map shows Shadwell as a remote rural village. The extract above shows the Holywell Triangle which lies to the west of the main part of the village. The village had changed very little until the late C19 when suburban development began.



Temperance Cottage is a gateway historic building at the west end of the Conservation Area.



The historic development of Shadwell can be seen through the varying scales and types of historic building within the conservation area.



Extract from the Shadwell 1807

The land was found to contain 4.5 acres rather than 2 acres. The land was divided and put up for sale as 20 separate lots, with plans for two access roads, on 1 February 1864. The plots were sold and ultimately built on, mostly by Leeds businessmen, until the area began to look as it does today.

One of the first houses to be built was Brandon Villa, originally known as Brandon Cottage. This plot was lot 4, and bought by a market gardener from Leeds and sold, on his death, to a William Jackson, who had a machine manufacturing business in Leeds. By the time he died in 1877, he had added greenhouses, stables, a coach house and outbuildings and was probably, with his carriage and horses, one of the earliest commuters to Leeds. He left Brandon Cottage to his widow for life and Mrs. Jackson enjoyed the use of the house until her death 8 years later, on 13 March 1885, when she was buried with her family in Holbeck Cemetery. The property was sold to Harvey Taylor, gentleman, for the considerable sum of £1,000, who renamed it Brandon Villa. Later owners kept it up until its orchard was sold to build modern houses in 1961. Similar accounts could be compiled about the other houses on Old Wigtons land, each individually designed and differing from its neighbour. Yarm Cottage had been built by 1871. It was the home of a widow, Elizabeth Spirett and her daughter Emily, and later had a more famous resident in the person of Edmund Bogg, well known writer of books about the history of Yorkshire. Moor Cottage, at one time known as Inland House, owing to the fact that a retired Supervisor of the Inland Revenue, named Joseph Brogden lived there, may pre-date Yarm Cottage. The house was later called Beechcroft, (it has a fine beech tree in the garden) but under

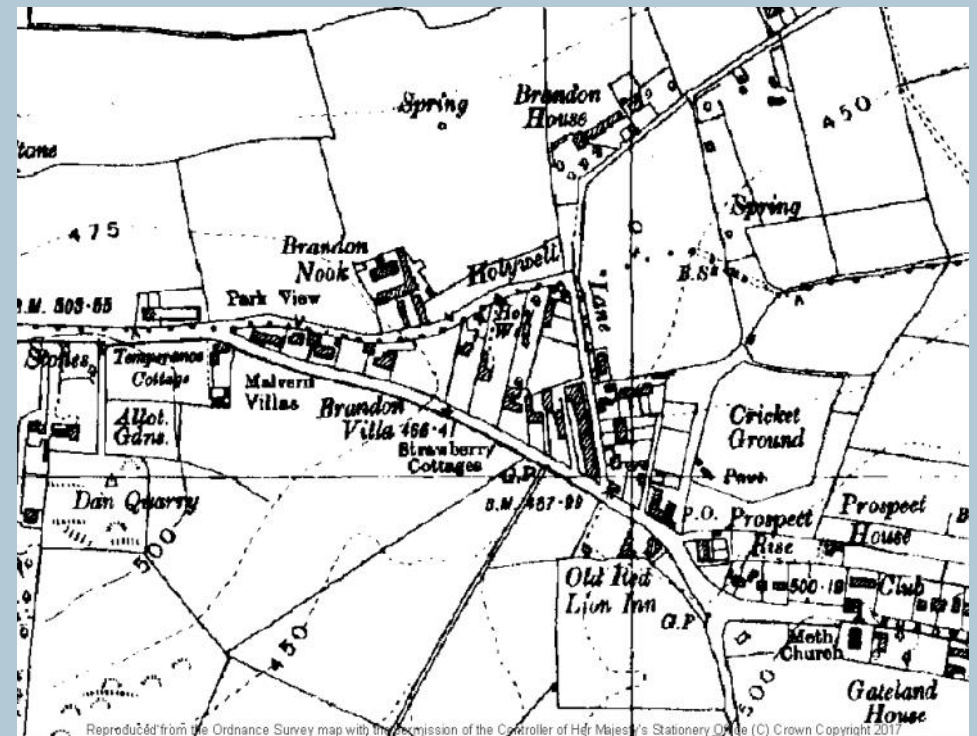
its recent owner has reverted to the earlier name of Moor Cottage.

Spencer House was originally called Spring Cottage, due to the Holywell spring at the north end of the garden. It was in existence in the 1880s. In 1905 it was sold with its grounds, well planted gardens, orchard, coach house and stable for £530. It was re-named by a later owner who moved to the house from Spencer Place, Leeds. Malvern Villas first appear in local directories about 1880, built between Moor Cottage and Brandon Villa. Saville House, built from local bricks, is first mentioned in 1886. Strawberry Cottages are on an estate plan of 1905, by which time Saville Terrace had been built, next to Back Holywell Lane, demolished in the 1960s, (the location of the two recent redbrick semis) Perhaps the latest plot to be built on was the western point of the triangle, the brick terrace appearing here on a map of 1909.

The earliest surviving property in the conservation area seems to be the roadside part of the Old Red Lion pub, where Licence records show an ale house from 1771. Next are Brandon Nook farm, and Temperance Cottage, at the junction of Main Street and Shadwell Lane, which show on the 1807 Enclosure Award map. The next to show is Brandon House, Bridle Path Road, on the 1851 OS map.

Modern developments

In 1911, mains sewerage, gas lighting and public transport came to Shadwell when the village became part of Leeds Corporation. This allowed suburban developments to begin to the west. However, the villas and terraces here remained largely undisturbed until the early 1960s, when mainly pairs of semi-detached houses filled in some of the spaces between the larger villas.



The 1933 Ordnance Survey map shows development east of the Holywell Triangle as this area and the core of Shadwell become connected by development along Main Street.



Modern developments have diluted the dominance of Shadwell's historic architecture, but it still retains the feel of a historic village location.

Character Analysis

Spatial Analysis

Settlement form

Shadwell originally developed as a rural village set within open countryside. The linear development along Main Street was by the late 19th century made up of large detached properties, small cottages and independent farm complexes. Throughout the 20th century suburban development and infill resulted in the rural and informal character of the settlement becoming more formal and evenly spaced. While the remainder of the village developed more substantially, mainly to the north and east with extensive late 20th century cul-de-sac style building projects, the Holywell Triangle developed through infill between the older properties.

Character of Spaces

The varied special character within the Holywell Triangle is due to the differing building lines, boundary treatments and spaces within the area and three key roads through it. The south side of Main Street is defined by a strong and gently curved boundary wall. By contrast, the east-west section of Holywell Lane is narrower with more pronounced curves giving it a rural lane quality with a variety of buildings closely defining its south edge and tall hedgerows with trees to the north. Its straight north-south section differs again and includes a more urban character with building lines closely enclosing it. Key green spaces such as grass verges and large gardens with mature trees also contribute to its varied character. Views of the countryside

surroundings, particularly panoramic views to the south, increase the importance of the setting of the Holywell Triangle.

The varied spaces provide contrast to the small cul-de-sac developments and suburban buildings in other parts of the village. This character of the space further emphasises the historic development of the important natural environment of the conservation area and its surroundings.

Key views

The countryside setting of the Holywell Triangle means that key views to the south, over green belt land, are mostly a mix of open grazing land and mature woodland. The near horizon is the woodland at Roundhay Park golf course, with Leeds out of sight in the Aire Valley beyond. Just a few of the tallest buildings in the City Centre show above the trees. Emley Moor Mast is visible on clear days in the far distance.

Activity and layout

The conservation area is almost entirely residential, but with a focal point of shops and pub in the south-east corner, creating a mixture of vehicular and pedestrian activity. Vehicle movements on Main Street are partly through traffic, although this is discouraged by speed control measures. Holywell Lane, by contrast, is used primarily for local access to houses and the Holywell Park facilities. With the only footway on Holywell Lane a narrow one along part of its east side, the carriageway is effectively shared by pedestrians, cyclists and vehicles.



The curved alignment of Main Street channels views along this primary route on the southern edge of the conservation area.



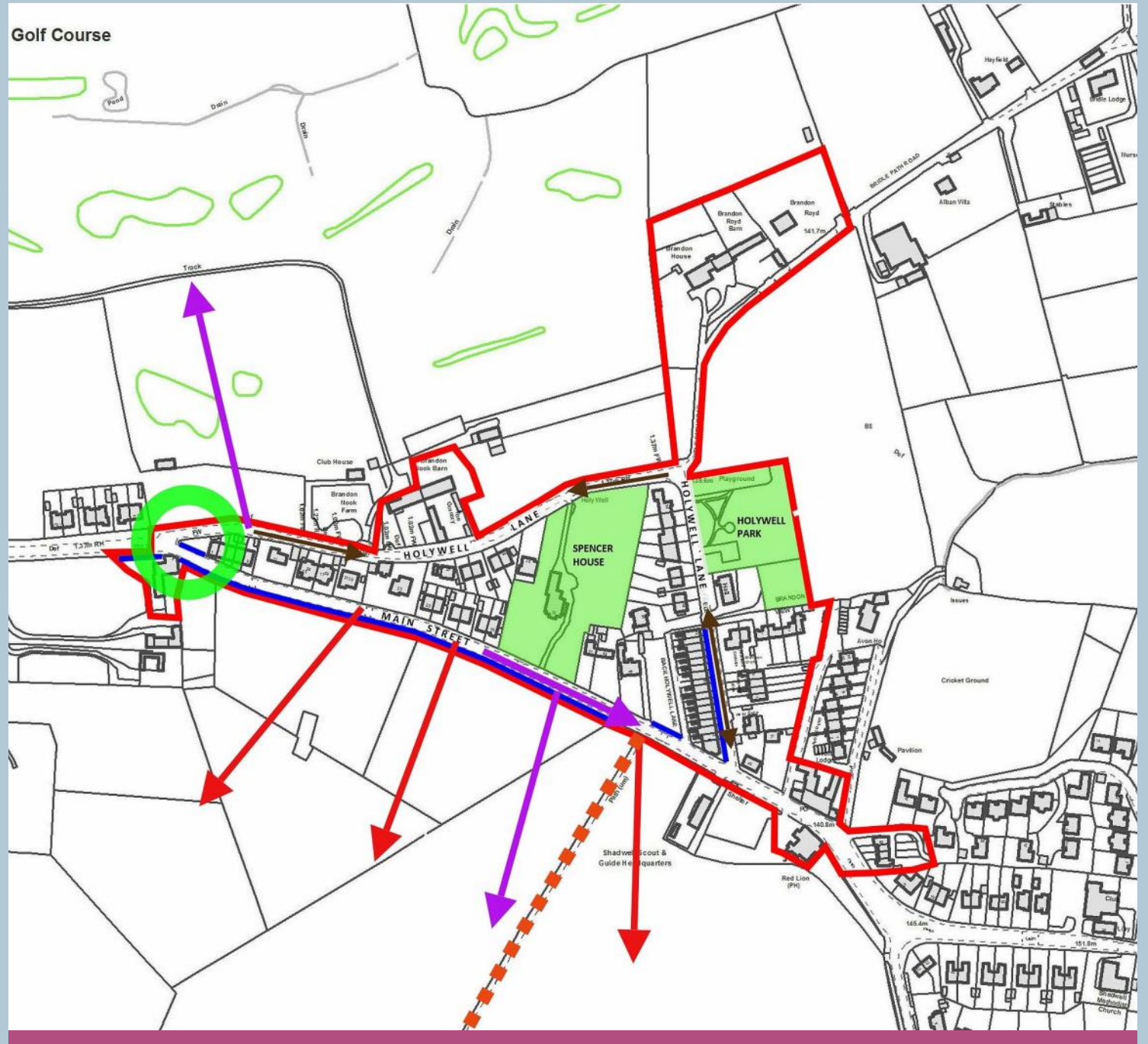
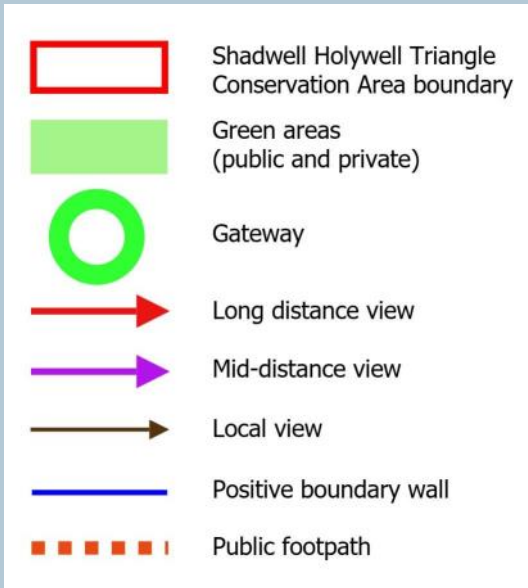
From the south-east, views of the conservation area include open fields in the foreground and distant views toward Harrogate in



View westward along Holywell Lane, illustrating its rural quality.

Character Analysis

Spatial Analysis Map



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Character Analysis

Built Environment

Architectural characteristics

The buildings in this conservation area date from the late 18th to the late 20th centuries. There are various architectural characteristics which consistently make a positive impact on the appearance of the area;

- The design of all the structures is generally simple, with the majority of positive buildings having little architectural ornament. This simplicity is key to the retention of the rural and historic character and appearance of the area.
- There is variation in style and origins of the buildings, including historic farm buildings, terrace rows and a few large detached villas. This variation reflects the incremental development of the conservation area over a long period of time.
- Domestic properties on the whole are two-storey with regular fenestration. They generally face the street, with some set back behind historic boundary walls or hedgerows, particularly the large Victorian villas.

Local details

The Holywell Triangle developed as a western extension of the original settlement. A key characteristic of this lies in the variation of architectural styles, but these are not specific to this conservation area. The detailing is typical of West

Yorkshire, with some variation between larger detached properties, with their slightly more elaborate architectural detailing, and other more vernacular structures. This adds particular interest to the conservation area due to the variety present in such a small place.

Traditional timber windows and doors of original design add value to the conservation area. There is UPVC present in the area which has a detrimental impact on the character and appearance of some historic properties, especially on terrace rows where consistent fenestration pattern is a positive feature. Boundary walls of stone, and hedges, relate well with the rural character of the area. These are positive features and are very important in maintaining the appearance of the area.

Materials

Due to the conservation area being located near sources of sandstone and millstone grit the majority of the older buildings are constructed in this material, usually in regular courses. Boundary walls are constructed in sandstone or brick. Previous use of non-traditional materials has diluted the character of the conservation area, created by use of traditional materials.

The dominant positive roof material is Welsh slate, though modern concrete and clay tiles are also present, particularly on the modern buildings. A few of the older buildings feature stone slate. The variation in roof materials adds interest to the roof scape of the conservation area, as does the high retention of chimney stacks and pots.



19th century detached properties highlights the wealth that established such building in Shadwell.



Terrace rows are one of many types of property within the conservation area.



Coursed sandstone together with natural slate roofs, are the predominant materials of the conservation area.



The Village Shops add another layer of architectural types which add variation to character of the conservation area.



Buildings on Main Street are aligned to take advantage of the southerly views.



Outbuildings along Holywell Lane are indicative of 19th century carriage access to villa properties.

Character Analysis

Streetscape and public realm

Streetscape features which are important include:

- The curved routes of Main Street and Holywell Lane result in terminated views creating an interesting and varied streetscape.
- Strong boundary treatments, particularly stone walls and mature hedgerows, creating a strong edge to the streetscape.
- Mature areas of trees interspersed with the properties which are an important characteristic of the conservation area.
- Variations in type, status and scale of building which have a varied and positive effect on the conservation area.

Elements of the public realm all have an impact on the conservation area both individually and cumulatively:

- The black painted streetlights along Main Street make a positive contribution to the character and appearance of the area.
- Road surfacing is tarmacadam, and has a neutral appearance.
- There is very little signage in and around the conservation area. This has a positive contribution on the area by increasing the informality that is readily associated with a historic rural settlement.

Greenscape

Mature trees and hedgerows in gardens and along boundaries throughout the conservation area make a positive contribution to the its natural character and appearance.

The only public green space within the Holywell Triangle is Holywell Park, which includes a children's play area. The green space around Spencer House between Main Street and Holywell Lane, with its mature trees and open lawns, exemplifies the historic arrangement of villas set in landscaped grounds. Both spaces make an important contribution to the landscape character of the area.

Views into the surrounding agricultural fields from Main Street, Holywell Lane and Bridle Path Road further emphasise the rural setting of the village. The grazing fields to the south of Main Street in the Holywell Triangle, visible from it and forming part of its setting, show clear evidence of medieval ridge and furrow cultivation, which is an important survival.



Holywell Park, including a children's play area, is a significant open green space within the Holywell Triangle.



Terminating views along Main Street emphasise its rural character.



Sandstone boundary walls make a positive contribution to the character of the conservation area.



Open rural areas are important in contributing to the rural setting of the conservation area.

Character Analysis

Overall summary of character

Key characteristics which make a positive contribution throughout Holywell Triangle:

- Regularly coursed millstone grit/sandstone is the predominant material for older buildings and boundary walls.
- Variation in building type and status.
- Domestic two storey scale and massing of buildings.
- Buildings orientated on the whole to face the street, some located close to the back of pavement edge and some set in substantial gardens.
- Regularly spaced fenestration on many buildings.
- Traditional roofing materials, with chimney stack and pots.
- Traditional stone and/or mature hedgerow boundary treatments.
- Very little street clutter.
- Mature trees interspersed with properties.
- A single publicly accessible open green space.

Key ways to retain character:

- Mature landscape between buildings, and hedge boundaries should be retained.
- Surrounding greenbelt and open farm land should be retained and enhanced.
- Nearby public footpaths should be retained and enhanced.
- Spaces between buildings should be retained.
- The permeability of and accessibility to the green spaces within and adjacent to the conservation area should be retained.
- Green spaces should be retained and enhanced.
- Key views towards open green space and rural surroundings should not be compromised.
- The domestic scale, form and massing within the area should be retained.
- New build properties should be of two storeys normally, employing regular fenestration.
- Millstone grit/sandstone should be used in the construction of new boundary walls.
- New buildings should be orientated to face the street.
- The use of traditional roofing materials with chimney stacks and pots to articulate the roof scape should be continued.



Any new developments in the conservation area should respect the characteristics of positive architecture within the conservation area.



Stone walling and hedgerows are important rural characteristics that should be retained.



Footpaths are a key characteristic of the area that should be retained and enhanced.

Management Plan - Opportunities for management and enhancement

This section highlights opportunities to further enhance the character and setting of the Holywell Triangle. Not all opportunities for enhancement involve the reworking of an inappropriate structure. They can also apply to street furniture, open spaces and highways issues. This list is by no means exhaustive, as conservation areas can always be improved upon.

Resistance to inappropriate forms of infill development

Future development including extensions 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.

Conservation areas are sensitive to the effects of new development including extensions. Often the infill does not take into account the scale, massing and proportion of structures in the area. Spaces and landscape between the structures are also important. All of these criteria are important in maintaining the character of the area. The failure to ensure that these characteristics are upheld can result in developments that will have a detrimental effect on the

character and appearance of the conservation area.

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'

Action:

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

There will be a presumption against infill development which does not preserve or enhance the character and appearance of the area. New development should respond to the scale, proportion, layout, boundary features and materials of positive structures within the conservation area, as well as the spaces in between them and the effect this may have on the amenity of adjacent properties.



New development should respond to the important characteristics of the historic environment including scale, layout and materials.

Development affecting the setting of the conservation area

It is important that any development near the conservation area does not spoil its setting. Views towards and away from a conservation area can be detrimentally affected by inappropriately placed structures, or groups of structures outside, but nearby, the conservation area. Appropriate design and materials should still be used when designing structures adjacent to the conservation area, as well as consideration given to the impact it may have on views towards and away from the conservation area. Most of the open land surrounding this conservation area is green belt, and therefore benefits from substantial protection against any development.



Important views away from the conservation area should be not compromised by inappropriate development.

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 the character and setting of the conservation area is not compromised.

Boundary Treatments

The Holywell Triangle, due to its layout and historical context, is particularly at risk from inappropriate boundary walls and fences. In order to retain the established character, all boundary treatments should be sympathetic with those in existence, and those which add character to the area.

Action:
New boundary treatments within the Holywell Triangle should be consistent with the traditional nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible.

Energy performance and the historic environment

Climate change and economic uncertainty has increased the need for properties, both domestic and commercial, to improve their energy efficiency by both decreasing carbon emissions and decreasing the strain on fossil fuels. 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. Leeds City Council also encourages home owners and developers to find solution to improve energy efficiency. This can be undertaken

by simple maintenance and repair of properties, ensuring that they are draught free and in good condition, as well as the use of micro generation equipment and energy renewables. Conservation areas and listed buildings can be sensitive to this form of development though, so every care should be made to ensure that the installation of items such as wind turbines and solar panels should sit comfortably in the historic environment, and should be sympathetic to the context in which they are placed. Solar panels should not be located on front roof elevations, for example.

Action:
Where permission is required, its consideration will ensure that the installation of micro generation equipment on a property does not have a negative impact on the special character and appearance of the conservation area.

Public realm enhancements

The conservation area has very little street clutter, though consideration should be given to the sensitive design, siting, scale and grouping of any new or replacement fixtures, fittings and markings.

Particular issues that could benefit from enhancement include:

- Appropriate treatment for street furniture (streetlights, benches etc).
- The sympathetic development and enhancement of surface treatments on public highways.
- Ensuring all public realm is consistent and uniform.



Mature trees and stone boundary treatments are all important characteristics of the Holywell Triangle that should be retained.

Action:
Promote public realm enhancements within the conservation area as opportunities arise and funding permits. Ensure that future public realm works respect and enhance the special character of the conservation area, including making sure the siting and design of road signs and street furniture in the conservation area have regard to current Historic England "Streets for All" guidance (see references).

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, colours and designs, is negative and affects individual buildings and the wider streetscape.



Any remaining original details such as chimneys should be retained.

Surviving historic features should be maintained and sympathetically repaired where necessary. Where historic fenestration and features have been lost in the identified positive buildings (scalloped fascia boards on the Holywell Lane terrace, for example), 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 on historic structures, surviving or previously removed historic features should be retained and where necessary sympathetically repaired, or restored.

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 or greater than 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 permanent protection. If possible a tree strategy could be undertaken to identify the most significant trees in the conservation area. This could lead to the designation of more Tree Preservation Orders (TPOs) and can also identify general tree management issues if required. A replanting strategy should also be considered in order to manage the impact of loss of trees through over maturity. This can be considered prior to the end of the life of the trees to ensure continuity.

Where there is conflict between trees and boundary walls simple repairs can usually be undertaken to ensure that the trees do not need to be removed.

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

Terrace Housing

The historic terrace rows are very important to the character and appearance of the conservation area.

Their integrity can be compromised by unsympathetic and inappropriate alterations to detailing and fenestration. This is already apparent with the irregular installation of dormer windows: adding dormers to a terrace or, as another example, changing roof materials on an individual house is not appropriate as this damages the integrity of the terrace as a whole. When possible in the future, changes to terrace properties should conform to the strong and consistent character which is already in place (note: in the context of this guidance and the following Action, "terraces" include semi-detached houses).

Action:

When possible any planning decisions relating to the change of appearance of a terrace row will take into account the character and appearance of the whole row and not just the individual property.

Protect archaeological remains

This area may have been inhabited for over 1000 years and buried evidence of past occupation may survive. Development which may disturb archaeological remains may require a watching brief to ensure the preservation of archaeological finds.

Action:
Development which involves below-ground excavation must have regard to the potential for archaeological finds. In areas of high sensitivity archaeological surveys may be required.



Mature planting is an important characteristic in the appearance of the Holywell Triangle, and should be retained and enhanced where possible.



The site of the "Holy Well" is of particular historical significance within the conservation area and must be retained.



The integrity of a terrace as a complete structure is an important characteristic which should be retained in any individual alteration. The backdrop of trees here on Holywell Lane and elsewhere plays an important role in the rural character of the area.

References

Policy and strategy documents

Cabe and Historic England, 2001, *Building in context*.

Department of Culture, Media and Sport, 2007, *Heritage Protection for the 21st century*.

Department for Communities and Local Government, 2018, *National Planning Policy Framework*.

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Map sources

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1894 – Ordnance Survey 1: 2,500

1909 – Ordnance Survey 1: 2,500

1938 – Ordnance Survey 1: 2,500

1956 – Ordnance Survey 1:10, 000

Acknowledgements

- Shadwell Parish Council.
- West Yorkshire Archaeological Advisory Service (WYAAS).
- Shadwell Local History Society.
- Jeremy Thompson and Peter Baker RIBA MRTPI IHBC.
- Leeds Civic Trust.
- Shadwell and its People, 1978. Reprints for sale at Shadwell Post Office and Library.

Where to find out more

Local sources are:

The Shadwell Parish Council website—
www.shadwellparishcouncil.co.uk

The Shadwell Neighbourhood Plan website—
www.shadwellneighbourhoodplan.co.uk

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

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

West Yorkshire Archaeology Service, Newstead Road, Wakefield WF1 2DE Tel 01924 306810

email: wysmr@wyjs.org.uk

website: www.arch.wyjs.org.uk

West Yorkshire Archive Service, www.wyjs.org.uk/archive-services/

In addition, much information is available on other websites:

- The National Archives www.a2a.org
- www.heritagegateway.org.uk includes all listed building descriptions and some photos
- www.leodis.net has archive photos of the Leeds district
- www.old-maps.co.uk includes early Ordnance Survey maps.

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Finding Out More

What is a Conservation Area?

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

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

What does Conservation Area status mean?

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

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the area.
- Some minor works to houses 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 which has six weeks in which to decide whether to impose restrictions.
- Generally, higher standards of design apply for new buildings and alterations to existing buildings.

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 a basis for making informed, sustainable decisions in the positive management, protection and enhancement of the Shadwell Holywell Triangle Conservation Area. It provides a clear understanding of the special interest of the area by:

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

This appraisal follows the current guidance set out by English Heritage in the document *Understanding Place: Historic Area Assessments: Principles and Practice* (June 2010). 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
- Department for Communities and Local Government, 2018, *National Planning Policy Framework*
- Leeds City Council, Leeds Core Strategy 2014.

More background information can be found on www.planningportal.gov.uk

Community involvement and adoption

A draft version of this appraisal went through a five week public consultation process, which included;

- A public meeting held at Holywell Recreation Centre, Holywell lane, Shadwell on the 12th June 2019.
- The draft document made available online on the Leeds City Council and Shadwell Parish Council websites.
- Paper copies of the draft document were made available in the Shadwell Library, Arts Centre & café and Leeds City Centre Hub in Merrion House.
- Advertisement locally and through Leeds City Councils social media channels on LCC twitter and LCC Facebook.
- All properties, including community assets, affected by the proposed boundary directly notified.

The consultation responses were evaluated and the appraisal amended in light of comments received. This document and the conservation area boundary were approved at the Leeds City Council Planning Board in October 2019, with both becoming a material consideration when applications for change within the conservation area or its setting are considered by the Council from the 8th November 2019.