



# HORSFORTH

## DESIGN STATEMENT

LEEDS LOCAL DEVELOPMENT FRAMEWORK



**Supplementary Planning Document**  
ADOPTED  
NOVEMBER 2010



## Foreword

Horsforth is often referred to as the largest village in England, with a population of approximately 19,000, situated 6 miles to the North West of Leeds. Horsforth has changed much over the years from its reference in the 1086 Domesday Book as 'Horse Forde' to its current position as being a named settlement with its own distinct character and amenities, yet part of the urban area of Leeds.

This project was started as many local people and community groups were keen to preserve what remains of the character of the area particularly in relation to the buildings and green spaces. The community was also keen to document what forms of development were in keeping with the character of the area.

There has been a great deal of community interest in this process and it has been a positive experience working with the members of the steering group to take the work forward. As Chair, I would like to thank the Horsforth Design Statement Steering Group for researching, steering and producing this document over a period of two years.

Cllr Andrew Barker  
(Chair - Horsforth Design Statement Steering Group)

**The Steering Group would like to thank all residents of Horsforth who contributed to the consultation process and who provided positive and helpful suggestions.**



**HORSFORTH** Design Statement

## CONTENTS

Foreword	3
Introduction	4
Purpose and Status	4
Leeds City Council Statement	4
Supporting Horsforth Town Council Statement	4
Community Involvement	5-6
Historical Context	7-9
Planning Context	10
Character Area Descriptions	11
Town Street	12-13
Low Lane/Troy	14-15
Broadgate	16-17
Cragg Hill/Woodside	18-19
Newlay/New Road Side	20-21
Hall Lane	22-23
Brownberrie Lane	24-25
Low Hall	26
Green Belt	27-29
Summary - Key Features	30
Design Policy/Guidance	31
Management Plan	32
Appendix 1 – Relevant Planning and Transport Policies	33-35
Appendix 2 – Questionnaire Results	36
Appendix 3 – Character Appraisal Form	37
Appendix 4 – Steering Group Members	38

# Introduction

## Purpose and Status of the Design Statement

A Design Statement may be defined as a document describing the **qualities and characteristics local people value in their community** and one that sets out clear and simple design guidance for all development in the neighbourhood.

Such a document is to be used to influence all those proposing new developments, whether large or small, to ensure that new buildings respect and reflect local character, and to be accorded weight in the determination of planning applications.

A key feature is that the local community has been involved in the preparation of the Design Statement and took the lead in the public consultation process in liaison with Leeds City Council Planners, in accordance with guidance in the Statement of Community Involvement.

It is to be adopted as a Supplementary Planning Document (SPD) by Leeds City Council (the Local Planning Authority), as part of the Local Development Framework, so that it may formally become a 'material planning consideration' in determining Planning Applications and Appeals.

The SPD reflects and builds upon the objectives of Strategic Aim SA1 of the UDP, which states:

"to secure the highest possible quality of the environment throughout the District, by protecting existing good environment, conserving and enhancing where there is scope for improvement, including initiating the renewal and restoration of areas of poor environment"

SA1 is elaborated by a suite of 'saved' UDP policies, and this Design Statement expands upon a number of the policies concerned with design and conservation in a local context. (These policies are summarised in Appendix 1)

The **key aims of this Design Statement** may be summarised as:

- To enable local communities to analyse and define the value of their environment
- To appraise the particular local character of the area
- To assist Leeds City Council in ensuring that future development responds to and respects that character
- To act as a design guide for developers and residents for all developments, whether large or small, so that existing character may be maintained and enhanced
- To promote opportunities for local environmental improvements

### Leeds City Council Statement

Leeds City Council welcomes this initiative and supports the aims of Design Statements as expressions of both the characteristics of the area valued by local people and of their aspirations in guiding new development. The design guidance will be used by the City Council in determining planning applications. This Design Statement also recommends actions to enhance the neighbourhood through a Management Plan. All the actions and recommendations are based on resident's aspirations and while they have been the subject of consultation with Leeds City Council, the Council has made no specific commitments to their implementation. However, these actions and recommendations should be taken into account, where appropriate, by developers, and will assist in justifying any future bids for funding. As a Supplementary Planning Document it forms part of the emerging Local Development Framework for the city but it must also be read in conjunction with the saved policies of the Unitary Development Plan which it expands upon.

### Supporting Statement from Horsforth Town Council

Horsforth Town Council thanks the Design Statement Team for its hard work in producing this document. The document reinforces and supplements Planning policy, given the need to protect and enhance the distinctive character of the local area. The social, economic and environmental characteristics of Horsforth are reflected in the many historic and architecturally significant buildings in the township. The reviews and extensions to the Conservation Areas highlight this. The Design Statement will guide new development in Horsforth in the future.

Jude Arbuckle, Chair.



# Involvement of the Community

## Why produce a Design Statement for Horsforth?

In Horsforth there was significant community support for the development of a Design Statement, as the area has a strong local identity, with the community keen to ensure that this is retained for future generations.

There was also a sense of increasing pressure from new and planned developments. It was recognised that a document such as this would provide a clear source of information about the unique character of the area and the opportunities for both its preservation and enhancement.

## How was it produced?

The Horsforth Design Statement represents the views of the community in Horsforth in 2008/09, the period when the document was compiled.

A critical part of the process has been to engage with a large cross section of residents and organisations in the area for which a number of methods have been used, these have included:

- Steering Group – regular meetings were held and ‘walkabouts’ undertaken of all the character areas to gather and co-ordinate information (for proforma see Appendix 3).
- Questionnaire – the steering group designed a questionnaire that was distributed to 8000 households in Horsforth in the summer of 2008 with 300 completed forms returned (for details see Appendix 2).
- Public Exhibitions – a number of public exhibitions were held at St Margaret’s Hall to update the wider community on the progress of work and to invite their comments. These events were publicised widely including posters in shops and businesses.
- Local Press – work on the Neighbourhood Design Statement has been advertised locally through the *Horsforth Matters* newsletter and articles in local press including the *Yorkshire Evening Post*, *Wharfe Valley Times* and *Wharfedale Observer*.

A review and appraisal of the two Conservation Areas, Horsforth Town Street and Newlay, was completed during 2008, and this has helped to inform the content of the Design Statement.

A detailed draft document was prepared by the Steering Group in the summer of 2009 and circulated widely to stakeholders in Horsforth. A further public exhibition was held at Horsforth Gala in June where a significant number of people commented on the draft.

A final draft version of the Design Statement was prepared and submitted to the Leeds City Councils Development Department in January 2010 and subsequently to the Planning Board in April for formal Public Consultation in June/July. It was finally approved for adoption as an SPD in August 2010.





# Historical Context

## Early History

Once considered the largest village in England in population terms, Horsforth is today a thriving dormitory township of Leeds with approximately 19,000 inhabitants.

Horsforth, under various guises and spellings, is mentioned three times in the Domesday Book of 1086 and one passage reads 'in Horsford three manors, three thanes ( Saxon Noblemen) six carucates to geld, land to three ploughs .. thirty shillings'. Its name is probably derived from a horse crossing water, most likely the River Aire at Newlay.

The Cistercian monks from Kirkstall Abbey played a large part in the development of Horsforth after their journey from Fountains Abbey by setting up a self contained community nearby on the River Aire. Eventually the monks owned about three quarters of the land in Horsforth.

After the main act of Dissolution was passed in 1539 the lands eventually came into the ownership of five men. One of these was John Stanhope of Eccleshill in Bradford and the Stanhope family owned Horsforth Hall, now demolished, which stood prominently in Hall Park. They also owned Low Hall on Calverley Lane.

In the 17<sup>th</sup> century, Horsforth was part of the parish of Guiseley. Early records show the existence of a chapel on The Green, the site of which is now the Garden of Rest.

## 18th/19th Century

Horsforth's industrial past grew out of the rapid growth of the woollen trade and from about 1796 nearly a half of the adult population were involved in weaving of cloth. By the end of the 19<sup>th</sup> century a line of factories, some of which are still standing, followed the line of Oil Mill Beck in Woodside engaged in tanning, corn grinding, soap making, silk spinning as well as various processes of the wool and cloth trade.

A branch of the Leeds to Halifax turnpike road was constructed in 1827 to connect Horsforth to Leeds and is now known as New Road Side. But it was the coming of the railways that vastly changed the characteristic of the township. In 1846 the Leeds to Bradford line opened with a station at Newlay, followed three years later by the Leeds to Harrogate line with a station at Troy (Horsforth). Trams did not arrive (to the Fleece) until 1906.



*The Iron Bridge*





# Historical Context

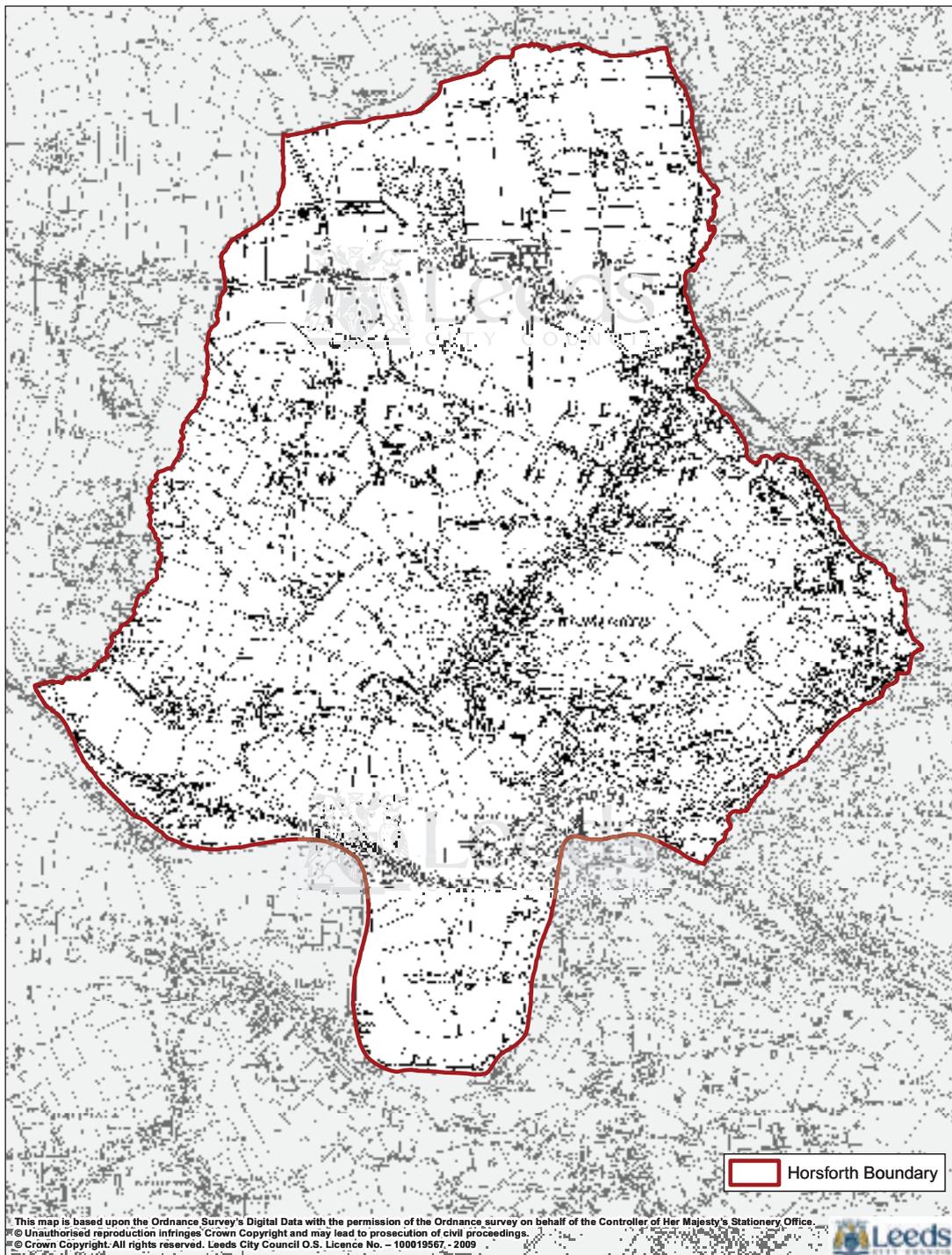
Probably the first to benefit from the opening of the railways were the local stone quarries, such as the one at Golden Bank on Broadgate Lane. The quality of the stone was exceptional and in great demand throughout the country. The sea wall at Scarborough is constructed from Millstone Grit from Horsforth's quarries and, of course, the stone was used in the building of many local houses and factories, in particular dwellings on Town Street, Long Row, Brownberrie Lane, Woodside, Newlay, the Craggwoods and Hawksworth Road.

Horsforth now became an attractive suburb for some of the wealthier people moving out from Leeds to build their large stone properties such as the ones on Scotland Lane (Mount) and Newlay Lane. With its influx of people and the high birth rate, Horsforth more than doubled in population from 3,500 in 1833 to nearly 8,000 in 1902.

The impact on settlement growth was to further elongate the heart of the original village. Based on Town Street, development extended northwards along Bachelor Lane and Long Row, towards what is now Horsforth Station, and southwards towards New Road Side, Cragg Hill and Newlay.

Newlay itself attracted new commuters to both Leeds and Bradford.

## 1909 OS Map 1





# Historical Context

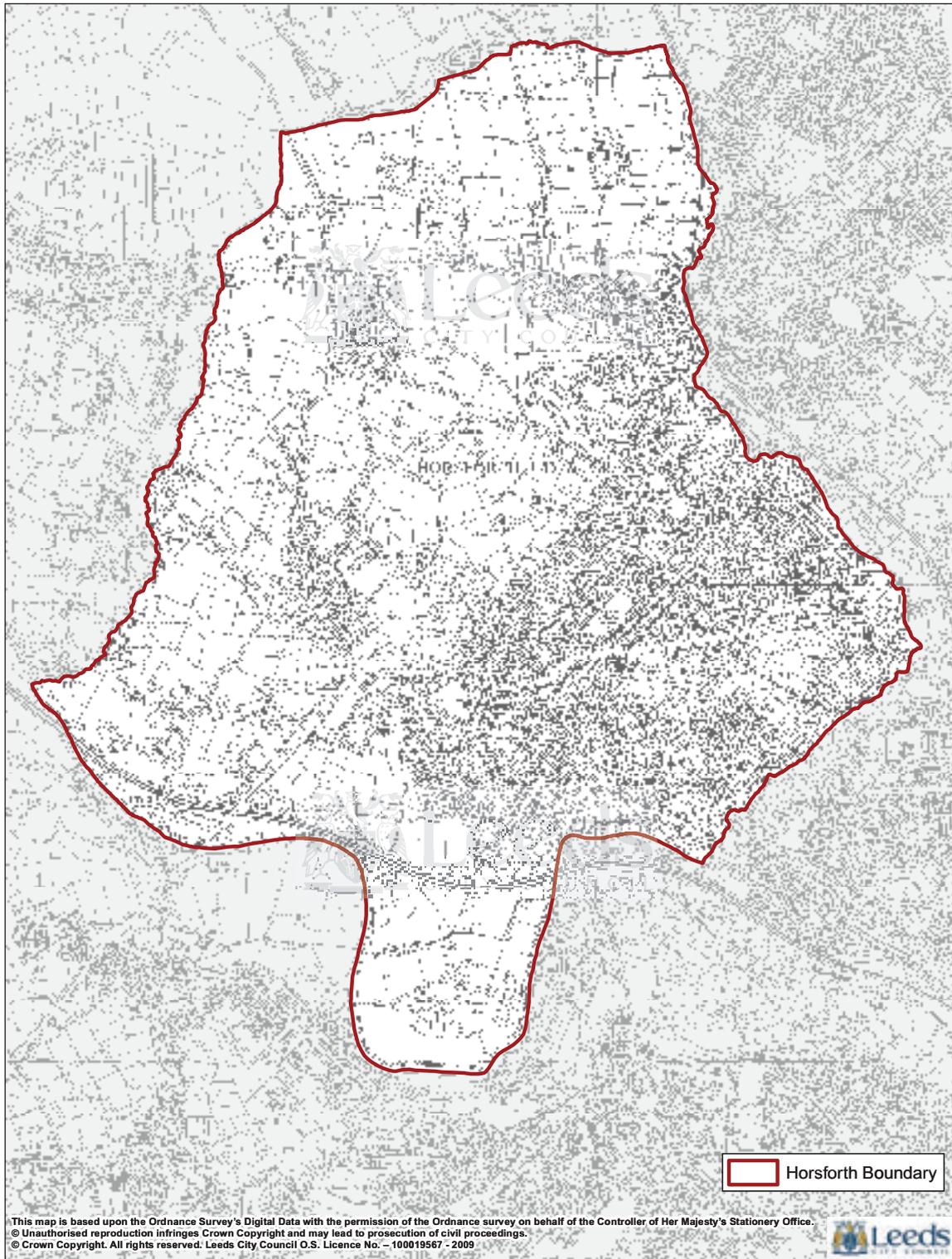
## 20th Century

The population of Horsforth in the 20<sup>th</sup> century continued to rise rapidly reaching 12,080 in 1939. Much of the interwar development took the form of semi-detached dwellings filling in the gaps between Newlay and Town Street, between the new Broadway (completed 1937) and Broadgate Lane and around Horsforth Station (see Map 2).

Horsforth remained a large 'village' with an Urban District Council until its amalgamation with Leeds in 1974. In 1999 Horsforth achieved Town Council status within the City of Leeds.

The population of Horsforth (Town Council area) is now around 19,000 (18,945 in 2001 census) in 8,427 households /dwellings (2008).

### 1959 OS Map 2





# Historical Context





# Planning Context

This Design Statement builds on existing statutory planning policy to ensure that any development contributes to the sustainability of the area, its heritage, and the particular qualities of its landscape and built environment. The key current local planning policy document is the Leeds Unitary Development Plan (2006 Review).

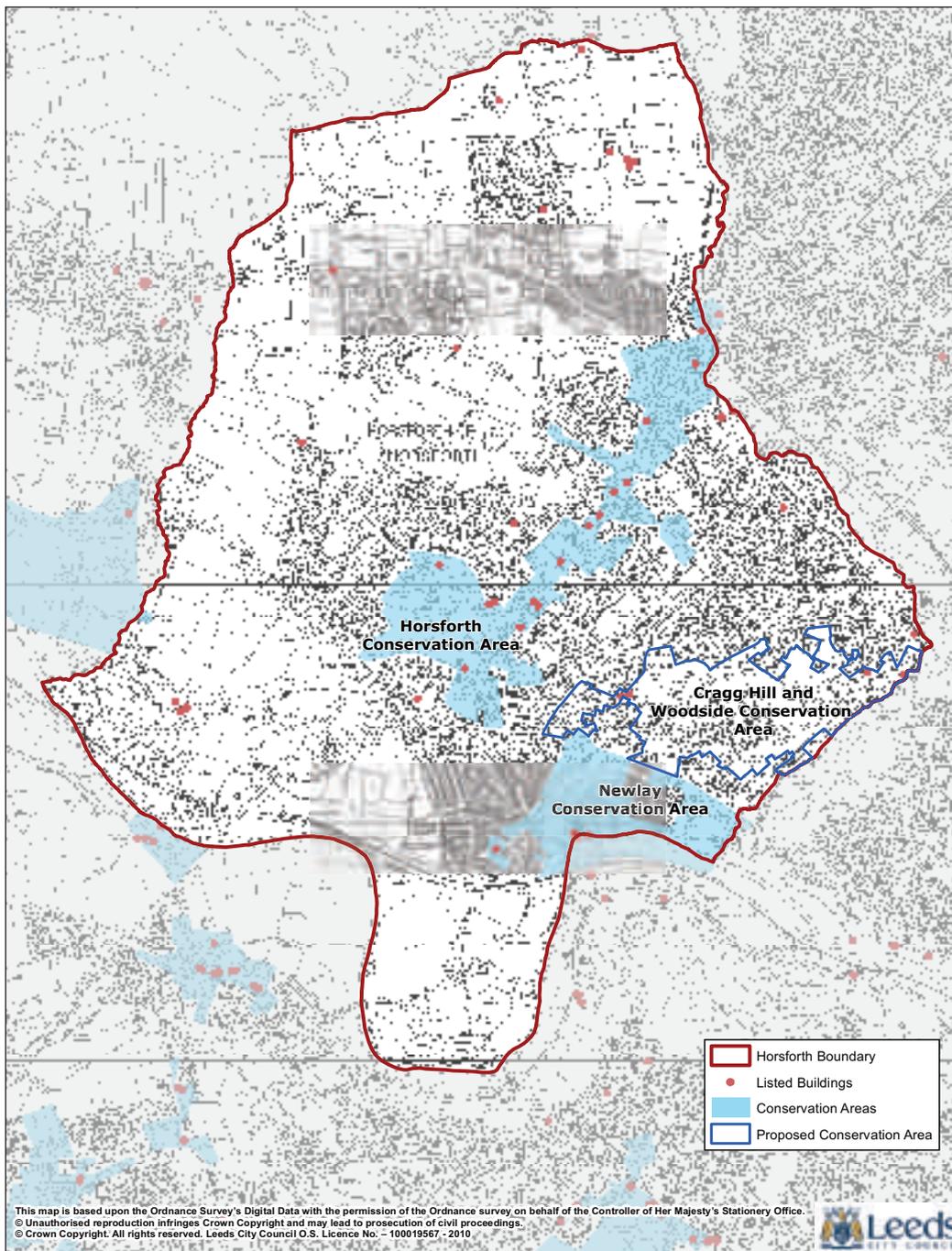
Appendix 1 contains a schedule of relevant national and local planning and transport policies and includes more details and a map of those referred to in the following text.

## Unitary Development Plan

Horsforth lies to the north west of the main urban area of Leeds. It is almost completely surrounded by Green Belt (N32). For much of its eastern boundary the Green Belt is a relatively narrow strip of green space and woodland albeit in a tight valley. However, it still serves to reinforce Horsforth's separate identity and forms a 'green corridor' (N8).

To the south the Green Belt is wider, as it encompasses the valley of the River Aire. This valley also forms a green corridor and includes Washlands (N38), Leeds Nature Areas and a Site of Special Scientific Interest (N50).

### Conservation Area and Listed Buildings - Map 3



To the west the Green Belt is additionally designated as a Special Landscape Area (N37) reflecting the quality of the countryside, including the Hunger Hills. To the north of Brownberrie Lane, although not of special landscape quality, the Green Belt includes more Leeds Nature Areas and a Site of Ecological or Geological Interest (N50).

Within the built-up area, there are a number of Protected Green Spaces (N1), Protected Playing Pitches (N6), and Allotments (N1A). There are also some Proposed Open Spaces (N5), both in the urban area and the Green Belt.

The Town Street area is a designated Town Centre (S2) with Station Road and New Road Side recognised as other shopping centres with frontage policies (S4).

There are two existing and recently extended Conservation Areas for Horsforth (Town Street to Station Road) and Newlay and a new Conservation Area has been approved in principle for Horsforth Cragg Hill and Woodside. (see Map 3)

There is one proposed new housing site, for phase 3 (2012-16), on the south side of Brownberrie Lane (H3).

Finally, both the A6120 Ring Road (Broadway) and the A65 (Rawdon Road/New Road Side) are part of the Leeds Strategic Highway Network (T18) and subject to future major highway schemes (T20).





# Character Areas

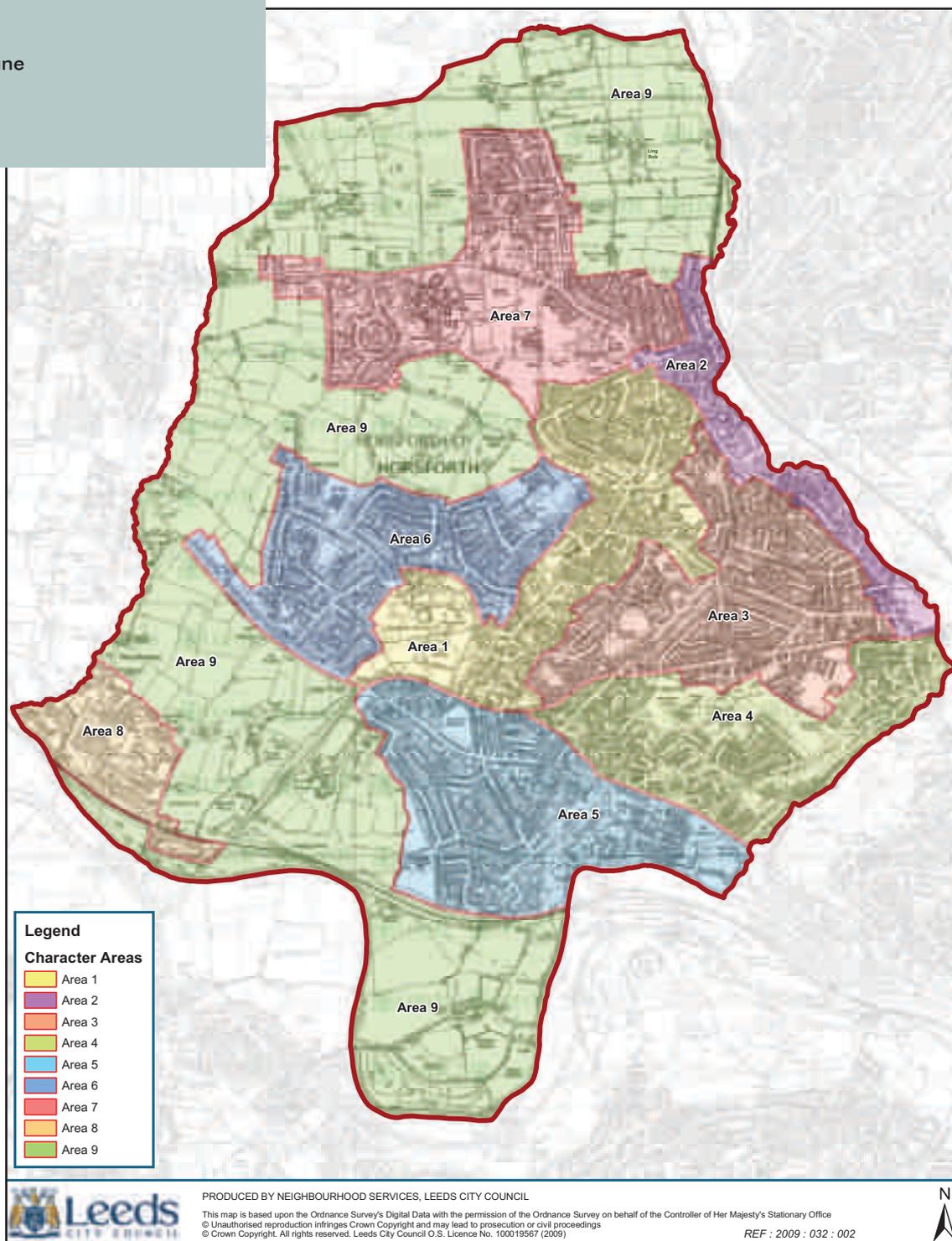
In order to analyse in detail the particular features that give an identity to Horsforth and its constituent neighbourhoods, the township has been subdivided into a number of 'character areas':

- 1 Town Street, including the Conservation Area
- 2 Low Lane and Troy
- 3 Broadgate
- 4 Cragg Hill and Woodside, including the proposed Conservation Area
- 5 Newlay and New Road Side, including the Conservation Area
- 6 Hall Lane
- 7 Brownberrie Lane
- 8 Low Hall
- 9 The Green Belt

In each character area the built form and heritage, green spaces and landscape is described and attention drawn to recommendations for enhancement (for the proforma used in undertaking the character appraisals see Appendix 3).

For more details on the Conservation Areas for Horsforth (Town Street) and Newlay see the respective *Conservation Area Appraisal and Management Plans* approved by Leeds City Council in November 2008.

**Map 4**





# Character Area 1 – Town Street

## Introduction

The area extends northwards from the Ring Road to Lister Hill/St. Margaret’s Road. It includes Horsforth Hall Park and the area around Town Street, Long Row and North Broadgate Lane.

Much of the area falls within the Horsforth Conservation Area with the exception of the St. Margaret’s Road/Avenue area. (For more details see the *Horsforth Conservation Area Appraisal and Management Plan – Nov 2008*)

## Built Form and Heritage

The focus of the area is the long and gently meandering Town Street which is the historic heart of Horsforth and now the commercial centre. The earliest buildings date from the mid C18th and are in stone. They are positioned at the back of the pavements which gives the key characteristic of the streetscape – a strong sense of enclosure reinforced by the meandering form of the road giving added interest as views unfold as you progress along the street. Many of the C18th dwellings are listed together with notable C19th buildings such as the Mechanics Institute.

The focus of the original village was The Green, where the original village church and parsonage was sited, and where significant buildings are still to be found, including the Museum and Upper Bank House. St Margaret’s Hall and adjacent listed cottages on Hall Lane are also notable buildings constructed in local vernacular style with regular coursed stone walls and slate tile roofs.

These buildings are complemented by the Jubilee Clock, the Millennium Stone (with its buried time capsule), the arched stone entrance to the Park and stone walled Japanese Garden – all bordering the north side of Horsforth Hall Park.

Some later C20th infill has been unsympathetic to this form, being set back in a variety of bland materials, and with a horizontal rather than a varied vertical emphasis. However, domestic scale predominates together with sandstone as the unifying building material which gives coherence to the streetscape.

The Long Row, Batchelor Lane area by contrast is more residential in character but again stone predominates. Original small C18th cottages are intermingled with larger C19th houses often set at the back of the pavement or close to it.

Along upper Broadgate Lane stone still predominates, but the properties are generally more substantial and set further back from the street.

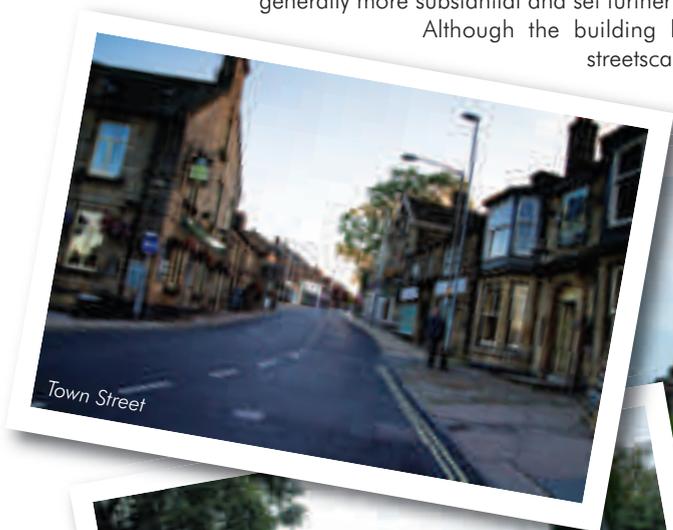
Although the building line is variable, the streetscape is unified by the stone boundary walls.



Mechanics Institute



The Green in 1841



Town Street



Broadgate Lane (near school)



Bachelor Lane





## Character Area 1 – Town Street

The upper Drury Lane/Back Lane area is another predominantly residential area containing late C19th century terraces together with earlier C18th stone cottages.

The north side of Lee Lane East is also within the Conservation Area but is different in character consisting of larger stone Victorian villas.

Finally, the St. Margaret's area, which is outside the Conservation Area, consists of a mixture of C20th housing, with some bungalows, but which has a coherence arising from the predominantly open front gardens with low boundary walls and grass verges.

### Green Spaces and Trees

Horsforth Hall Park is the largest green space in the area and as its name implies was once the grounds of the now demolished Horsforth Hall. Other associated buildings and structures remain, notably the listed Stables Block. The War Memorial is also listed and the Bandstand is another notable feature. The park contains a cricket pitch and a bowling green and is edged with a fine stand of mature forest trees, particularly on the eastern side.

The Green at the junction of Town Street and Fink Hill is the heart of the original village and Chapel Green itself is still an important green space to this day, providing a green link to Horsforth Hall Park.

Other significant green spaces include the playing fields of St. Margaret's School, off Church Road and of Broadgate School.

### Recommendations for Enhancement

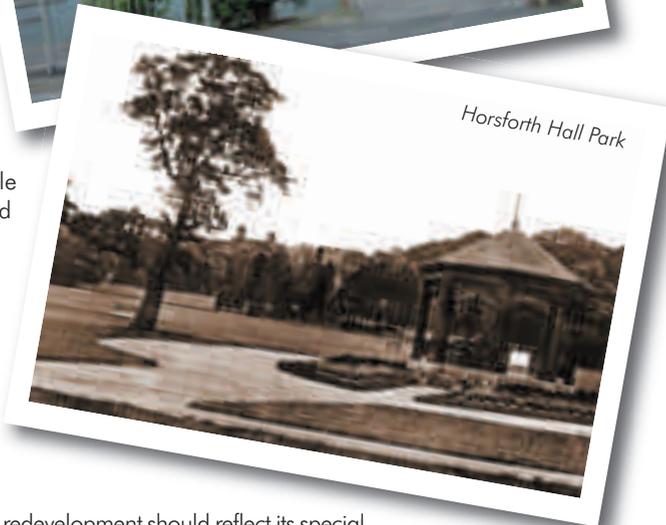
- The streetscape of Town Street is the key feature of the area and any infill or redevelopment should reflect its special character in terms of scale, materials and frontage treatment. An overall streetscape design scheme is required including a coherent palette of materials for surface treatments, street furniture, planters, shop frontages and essential signage, following a street sign audit
- Significant enhancements are required to the unsurfaced car park between Town Street and New Street (private land), starting with a stone wall to front Town Street (similar to that at Morrisons).
- It is proposed that there be a formal programme of tree planting and general hard and soft landscape maintenance in Hall Park. This should include important features such as the War Memorial, Cricket Pavilion, and Park Gates.
- Improve pedestrian crossing facilities to Hall Park at the junction of Broadway and Fink Hill.

### Listed Buildings

- 2,6,8 Long Row (Bachelor Lane) (436579)– late C18th sandstone – originally a pair of houses
- Upper Bank House, Drury Lane (436586)– late C18th sandstone – offices
- 4, Hall Lane (436587) - mid/late C18th – originally farmhouse - sandstone
- 6 Hall Lane (436588) – late C18th – sandstone small house
- Horsforth Hall Stable Block, Hall Lane (438074)– late C18th sandstone (but date stone 1707)
- War Memorial, junction of Broadway and Fink Hill
- 55,57 Long Row (438078) – mid/late C18th – sandstone pair of cottages
- Telephone Kiosk, The Green (438295) – 1935 - Type K6 by Old Kings Arms
- 123-135 Town Street (438101) – row of 7 stone cottages – C18th sandstone – originally farmhouse (no 129) and outbuildings
- 79,81,83 Town Street (438099) – late C18th - row of three stone cottages
- Croft House, 155 Town Street (438102) – mid/late C18th - sandstone
- Grove Manse, Town Street (438098) – early/mid C18th sandstone
- Grove Methodist Church, Town Street (438097) – 1867 – sandstone - gothic
- Mechanics Institute (Library), Town Street (438100) – 1881 – sandstone -



Lee Lane East



Horsforth Hall Park



Vacant land

### Protected Green Spaces

- Horsforth Hall Park – green space (N1)
- St. Margaret's School – playing pitches (N6)
- Broadgate School – playing fields (N6)



## Character Area 2 – Low Lane/Troy

### Introduction

Low Lane and Troy Road run parallel to the eastern border of Horsforth from the Railway Station to Woodside on the Ring Road and present a mix of commercial, retail and residential properties on a heavily trafficked road.

This area boasts a strong Victorian Industrial heritage with many mills originally sited adjacent to the Oil Mill Beck and the York/Leeds Railway. The valley bottom was originally punctuated by a series of Mill Ponds. The Troy area falls within the Horsforth Conservation Area.

### Built Form and Heritage

Residential property dates from the late C17<sup>th</sup> to present day and include many disparate styles, including:

- late C17<sup>th</sup> Mill cottages built in regular coursed stone walls with small windows and stone slate roofs and the later more formal mill manager's house, both part of the former Brookfoot Soap Works;
- mid C19<sup>th</sup> St James Vicarage built in regular coursed stone in a symmetrical 'Georgian style';
- late C19<sup>th</sup> "Arts & Crafts" / Tudor Style 3 storey villas with symmetrical end gable frontages in regular coursed millstone grit stone;
- late C19<sup>th</sup> vernacular regular coursed stone through terrace housing with traditional ground floor corner shops;
- late C19<sup>th</sup> 2 storey red brick terraces with unusual triangular entrance door lobbys;
- Council housing ranging from 1920s 2 storey red brick terraces to 1970s multi storey blocks with brick faced walls with concrete balconies;
- 1970s semi detached and terraced housing with light coloured stone faced walls and mock Georgian doors;



A recent new build residential apartment development at the junction of Low Lane and Broadgate Lane matches the scale of the adjacent streetscape but lacks design quality.

A sympathetic refurbishment has taken place at Troy Mills transforming them into apartments and offices that will overlook the original Mill Pond.

St James Church at the junction of Low Lane and St James Terrace is a listed building and the late C19<sup>th</sup> adjacent school buildings have been sympathetically refurbished into apartment housing.

Several large commercial car sale premises have been built on the former Cookridge Paper Mills site and these dominate a large part of the Low Lane road frontage destroying the rhythm of the streetscape.

Other commercial properties on Low Lane include 1970s multi storey concrete panel office blocks, some with large areas of tarmac for car parking but without boundary screening at the back of the footpath.



## Character Area 2 – Low Lane/Troy

Stone wall boundary treatment, with various individual styles of coping stones, occasionally complement the older residential properties. The above mentioned apartments at the junction of Broadgate Lane and Low Lane are marred by incongruous red brick boundary wall with metal rail panels.

The Station Road area presents a range of residential, shop, and business premises. The frontage residential properties are a mixture of old stone cottages with more modern brick built semis, but with a good proportion of boundary walls remaining. The shop units are a mixture of converted stone cottages, with good roof line details, as well as 1960s flat roof premises with offices over.

Behind the frontage properties to the south side are some old historic stone properties. These include cottages and workshops accessed off Troy Hill together with a mixture of low rise workshops and 1960s/70s office and industrial buildings with on-site parking.



### Green Spaces and Trees

The entrance to Low Lane from the Ring Road at Woodside includes green space, recreational areas and a bowling green which border onto Oil Mill Beck and Daffy Wood. Regular coursed stone boundary walls naturally complement this area.

There are isolated but welcome stretches of tree screening to some of the light industrial units, and more mature evergreen trees at the front of St James Vicarage.

### Recommendations for Enhancement

- More sympathetic signage and displays at the various car sale premises on the Low Lane frontage should be encouraged, together with planting to soften the impact on the street scene.
- General improvements to boundary treatment of other commercial premises on Low Lane, including walls, shrub and tree planting and permeable hard surface materials.
- Horsforth Station would benefit from increased off-street parking provision and a review of on-street parking in the Station Road area which currently results in cars mounting and obstructing the pavement.
- The bridge by the railway station is a gateway to Horsforth and should be clearly defined as such.
- The Station Rd shopping area needs streetscape improvements including the service yards which could be screened to hide bins etc.
- There is a need to improve pedestrian access to, and along, the Oil Mill Beck.

### Listed Buildings

- Brookfoot House, Low Lane (438079) – late C17th with cottages added C18th - sandstone
- Church of St. James, Low Lane (438081) – 1847/8 – sandstone – gothic by C. W. Burleigh
- Clapper Bridge, Low Lane (468694) – gritstone mid C17th
- Station House, Station Road (438096) – C17th barn, C18th house and cottage - sandstone
- Troy Hill, 5-7 Troy Road (438103) – early C17th – originally single house - sandstone

### Protected Green Spaces

- Woodside – green space (N1) and green corridor (N8)





## Character Area 3 – Broadgate

### Introduction

This area extends from Broadway (Ring Road) in the south to Low Lane in the East. For the majority of the C19<sup>th</sup> the area was undeveloped. However, towards the end of the century the terraces along the lower section of Broadgate Lane had been constructed in association with the Springfield Rope Works.

The houses between the Ring Road, Broadgate Lane and Stanhope Drive were constructed from the beginning of the C20<sup>th</sup> until the Second World War, as were the houses along this section of the Ring Road. The remainder were constructed during the post war housing boom which saw the development of the houses and flats to the north east of Broadgate Lane, including King George Road, the Brearys, and the St James and the Lickless area. Since then there has been little in the way of new construction except for the Woodside Park area in the late C20<sup>th</sup>

### Built Form and Heritage

This area is dominated by a variety of terraces, semi-detached houses and low rise blocks of flats, such as those on St James Drive and St James Avenue. The only detached houses within this area are the modern houses and bungalows in Woodside Park area.

There are a few brick or stone built back-to-back and through terraces, of which some front directly onto the street. They are concentrated around the lower section of Broadgate Lane, including the Woodvilles, Broadgate Mews and immediately off Low Lane, St. James Terrace.

The majority of the houses have both front and rear gardens with some of the semi-detached houses benefiting from larger plots and

off road parking, such as those along Stanhope Drive and Broadgate Walk. Their construction was part of large scale planned development. As a result they each have a strong sense of character and identity being predominantly brick with some render.

Unlike many other parts of Horsforth, this area contains a number of flats in either two storey blocks or the larger blocks of flats towards Low Lane on St James Drive and St James Avenue.

Other particular features of buildings in this area are:

- The distinctive architectural features of Melrose Villas (front porch design and diamond shaped windows) and the stone terraced houses on Melrose Place;
- The stone former chapel building that is now Broadgate Court.





## Character Area 3 – Broadgate

### Green Spaces and Trees

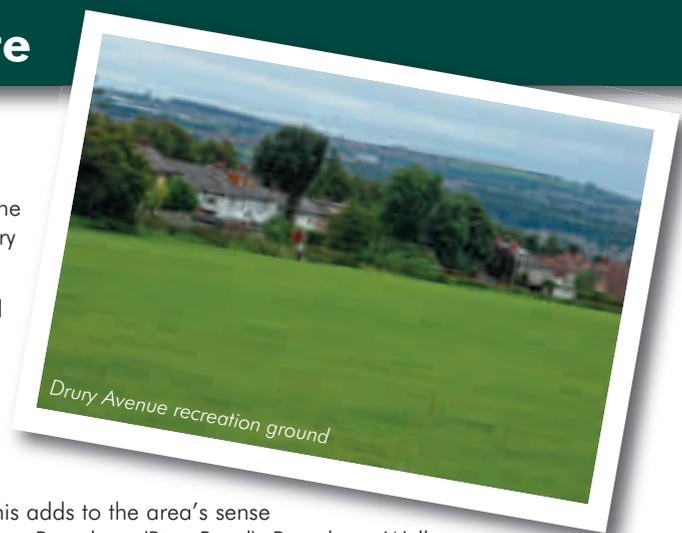
There are a number of large areas of open and green space, including the allotments at Springfield, King Edward Avenue and The Banks and the Drury Avenue Recreation Ground.

In addition there are smaller areas of grass such as on King George Road and Avenue, adjoining the Stanhope Youth Centre and surrounding St James Church.

Due to the topography, the area also benefits from long distance views of open space e.g. the views towards the east of the woods that run along the railway line.

Many of the houses in this area have mature gardens, front and rear. This adds to the area's sense of green and open spaces. In addition to this, a number of roads, such as Broadway (Ring Road), Broadgate Walk and Crescent, and Stanhope Drive have roadside trees with or without grass verges. The trees in Stanhope Drive were planted as a memorial after the First World War.

Despite these benefits the area does lack local quality 'pocket parks' particularly in the heart of the Broadgate area itself.



Drury Avenue recreation ground

### Recommendations for Enhancement

- Due to the density of houses in this part of Horsforth, some on street parking is unavoidable. Many streets are narrow and would benefit from lower speed limits, following the example of the 20 mph speed limit on Broadgate Lane/Town Street.
- Additional tree planting on Broadway, particularly from Fink Hill to Wood Lane, and on other streets with grass verges would enhance the attractive 'boulevard' appearance seen elsewhere in the area.
- Many of the green spaces are simply grassed and again would be enhanced with tree planting.
- The forecourt of the parade of shops on Broadgate Lane could be improved by hanging baskets and planters.



Broadway

### Protected Green Spaces

- Bank Avenue/Gardens – allotments (N1A)
- Drury Avenue Recreation Ground – green space (N1)
- King Edward Avenue – allotments (N1A)
- Springfields – allotments (N1A)
- Woodside Park – proposed green space (N5)

### Listed Buildings

- None





## Character Area 4 – Cragg Hill /Woodside

### Introduction

The area lies between the A65 (New Road Side) and the Outer Ring Road (Broadway) and is bounded by Old Mill Beck (Hawsworth Road) in the east and by Featherbank Lane in the west.

### Built Form and Heritage

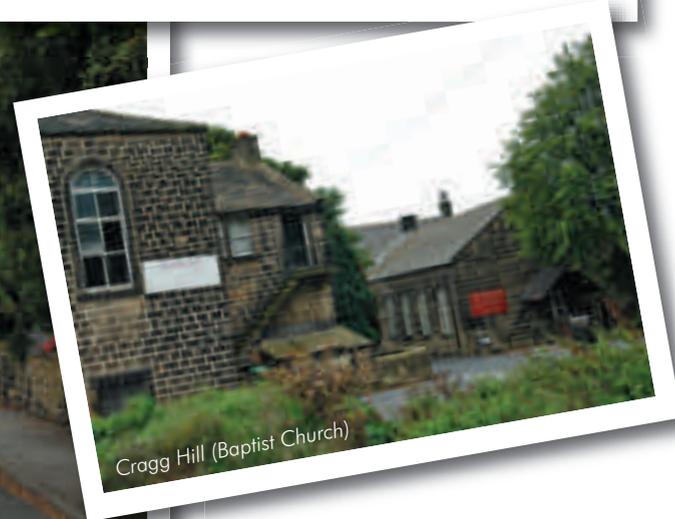
The area is predominantly residential, other than retail outlets on a section of New Road Side and some business premises at Woodside.

There is a mixture of buildings, materials and styles, which reflects the area's progressive development over the last century. There are three areas of older houses (pre 1920) in local stone, two at either end of Outwood Lane, and another at Cragg Hill. The newer properties (since 1920) are mostly smooth red brick, detached, semi-detached or terrace properties, often cement rendered. There are also council owned flats and houses within this mix. The result is a pleasing mix of styles, colour and design.

The special character of the area has now been recognised in the recent approval in principle of the Cragg Hill and Woodside Conservation Area.

Cragg Hill developed as a separate community from Horsforth (Town Street) in the late C19th with its own Chapel and Sunday School. The houses mostly took the form of small stone terraces built in a rather random pattern. Special identity is given by the unusual corner door feature (Regent Road). There are several other examples elsewhere in Horsforth.

By way of contrast, both ends of Outwood Lane present a collection of attractive stone detached and semi-detached villa houses linked by mature woodland and bounded by a stone wall on its southern side, so retaining a coherent semi-rural character. At the Woodside end this includes the listed Methodist Chapel and Sunday School. However, the business premises at the junction of Outwood Lane and Low Lane are out of scale, and detract from the character of this area.





## Character Area 4 – Cragg Hill /Woodside

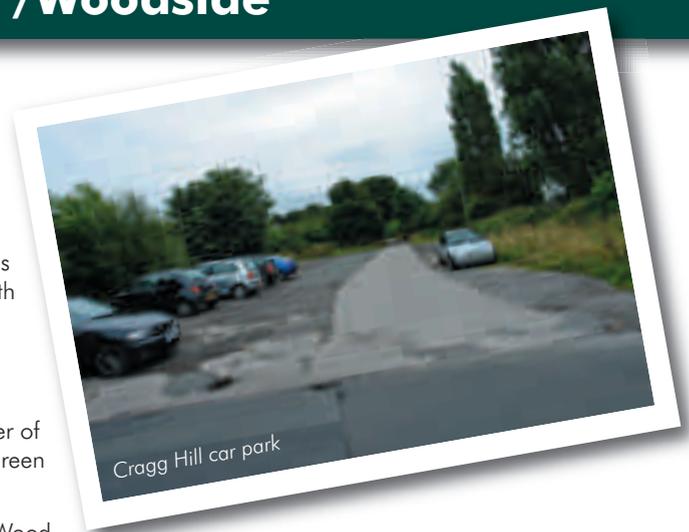
### Green Spaces and Trees

The area contains a variety of woodland and green spaces e.g. Cragg Wood, Little Hawksworth Wood, Cragg Hill Recreation Ground, the fields behind Outwood House and the smaller 'green triangle' in Regent Road.

These all contribute to a green and open character of much of the area. This is reinforced by the rising ground towards the northern end of this area with views across to Bramley and the Lower Aire Valley.

### Recommendations for Enhancement

- The woodlands and green spaces are an essential part of the character of the area but need to be well managed. The area to the north of the green triangle on Regent Road particularly needs landscape improvements.
- The Wood Lane/Regent Avenue car parking area and access to Cragg Wood, attracts litter and flytipping. The areas should be resurfaced and parking bays marked out to encourage proper use and to take cars off the surrounding roads.
- The separate garage block at the Ring Road end of Stanhope Drive detracts from an otherwise attractive road and needs improving or further screening in keeping with the stone wall fronting Broadway.
- The Horsforth Allotment Society building on Featherbank Lane is in poor condition and should be upgraded and/or the area planted up.



Cragg Hill car park



Cragg Hill Recreation ground

### Protected Green Spaces

- Cragg Hill Recreation Ground – green space (N1)
- Cragg Hill Farm – proposed green space (N5)
- Cragg Wood – allotments (N1A)
- Cragg Wood – local nature area (LNA031) and green space (N1)
- Little Hawksworth Wood – local nature area (LNA050) and greenspace
- Outwood Lane (Outwood House) – proposed green space (N5)

### Listed Buildings

- Woodside Methodist Sunday School and Hall (Chapel), Outwood Lane (438086) – 1839 - sandstone
- Bridge over Oil Mill Beck, Butcher Hill (436580) – late C18th – sandstone
- Baptist Church with Chapel Cottage, Cragg Road(436585) – early C19th – sandstone
- Baptist Sunday School and House, Cragg Road (436584) – 1864 – sandstone
- Former Corn Mill, Corn Mill Fold, Low Lane (438080) – 1772-87 – water powered - sandstone





## Character Area 5 – Newlay and New Road Side

### Introduction

This area lies south of Broadway and New Road Side and a significant portion falls within the Newlay Conservation Area. (For more details see the *Newlay Conservation Area Appraisal and Management Plan – Nov 2008*)

This area may be divided into five smaller character areas.

### Newlay Conservation Area

The special character of the Conservation Area around Newlay Lane, Newlaiithes Road and the western half of the Newlay Woods is that of stone Victorian villas in relatively large plots, with some short terraces, set in a mature landscape with stone boundary walls.

The layout is a combination of formal roads, unmade streets and linking bridleway/footpaths, on a steep slope leading down to the River Aire and the listed iron footbridge and toll house.

A recent infill development (1980s) is included (Newlay Wood Rise), which although more suburban in layout and lacking in stone boundary walls, is nevertheless sympathetic in scale, proportions, and use of vernacular building materials.

Another distinct part of the Conservation Area lies on both sides of New Road Side, including Back Clarence Road and consists of short terraces and back-to-backs.

The Conservation Area also includes the green space of Outwood, traversed by Rein Road, now a public footpath, and the goit which led to Kirkstall Forge.

### The Newlay Woods

The rest of the Newlay Wood area consists of semi-detached, two storey houses, with some dormer bungalows, and a combination of brick, stone-faced brick, and painted render finishes.

There are relatively small front gardens, with larger ones to the rear. Front gardens have been altered to form off road parking. This has tended to harden the visual impact. The area slopes with a south-facing valley side that sweeps down to the River Aire. Lack of trees on the site is offset by views of woodland to the south and east, softening the skyline.

There are a number of footpaths linking to woodland to the south and east, and residential roads to the west join up with the Newlay bridle path.

### The Victorias

This is the largest area outside the Conservation Area, and is almost totally residential. It includes Newlaiithes School, which backs on to the extensive open spaces beyond to the west.

Building types vary. The older semi-detached houses are rendered, and large. More modern semis are smaller and tend to be of red brick. Roof finishes are clay tiles, with slate to older houses. House style gets “younger” moving from east to west.

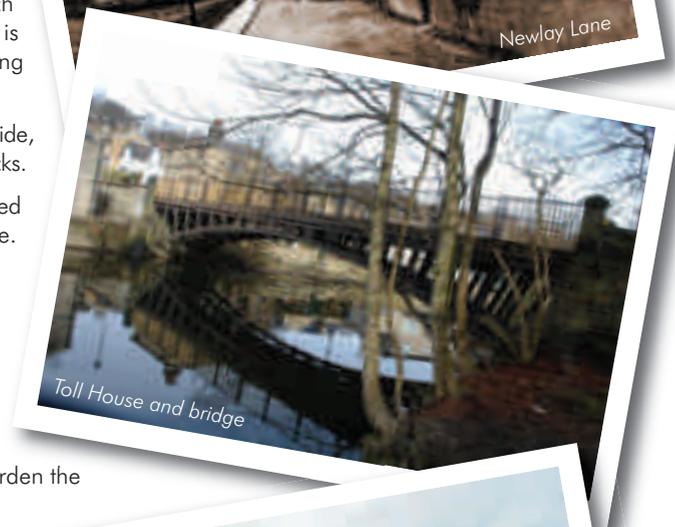
Close to New Road Side, houses are older and many are stone. Housing spread away from the road in the late 1800s (north of Victoria Drive and Victoria Gardens), and then out from the core of Newlay in the 1920s (Victoria Gardens and Newlaiithes Gardens), leading to the later house types (1960s onwards) like those on Victoria Mount.

Older houses have larger front gardens while the more modern houses have smaller gardens and so house density is higher. To the west, gardens back onto large open spaces, running to the south (railway line and woodland strip) and to the west boundary of this area (agricultural land leading to Park Lane College).

Although not a cul-de-sac, the road system is self-contained leading east only to Newlay. There is one public footpath to the south, over the railway, leading to the River Aire and onwards to the Leeds-Liverpool canal. There are informal paths across agricultural land and through Swaine Wood to the west, which link up to the Ring Road.



Newlay Lane



Toll House and bridge



Newlay Wood Rise



Victoria Gardens





## Character Area 5 – Newlay and New Road Side

### The Roses, Featherbanks and Sunnybanks

The Allotments, Rose Terrace and Avenue are in the Horsforth Conservation Area and comprise long quality stone terraces constructed around the end of C19th. They provided a link between New Road Side and the town centre before the Outer Ring Road was cut through.

Most buildings fronting New Road Side are stone, with slate roofs. Those to the west are generally residential, with a few shops and business premises. To the east are shops and offices. North of the main shopping area are red brick terrace houses with small front gardens not allowing off-road parking. This places pressure on parking in the roads, combined with the parking needs of a busy shopping centre.

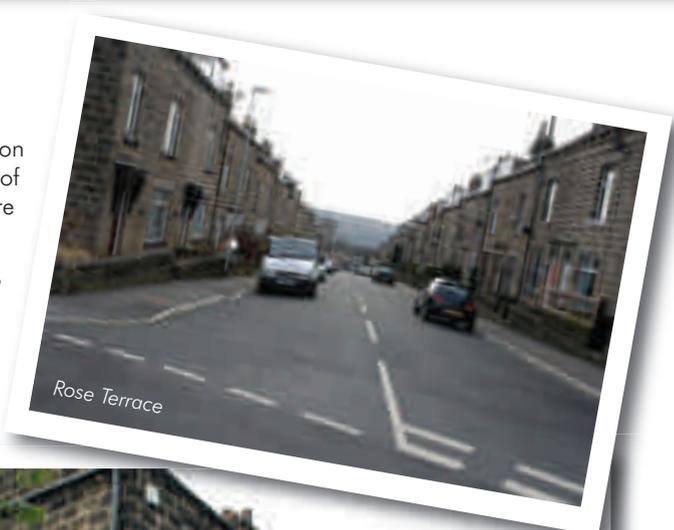
Through traffic is continuous on the A65, and with shoppers this results in high car density. The local residential streets become cluttered with cars, dominating the scene. There are few trees, so planting along the walkways of New Road Side would soften the brashness of the shopping area. Pedestrian flow along the shopping area is good, however, as the pavements are generally wide.

### Horsforth Roundabout to Park Side

This area is bounded by the Ring Road to the north, the A65 to the south and Park Side to the east.

Although small in area, it is distinctly different from the rest of the neighbourhood in that the buildings are mostly modern commercial premises, community services (Police Station) or sheltered housing. There are some stone terraced houses that front onto New Road Side, with their backs to Manor Road.

The landscaping of the commercial premises has not yet reached maturity, however, there are a number of mature trees associated with the community housing and along the Ring Road. Horsforth roundabout is heavily trafficked and especially congested in the rush hour.



Rose Terrace



Manor Road



New Road Side

### Recommendations for Enhancement

- Review traffic management controls to improve parking in the shopping area at New Road Side.
- Reduce the clutter in the streetscape of New Road Side (furniture, signs etc.) following a street sign audit, but provide additional tree planting down the wide pavements and a coherent approach to street furniture and surface materials.
- Major highway improvements to alleviate traffic congestion and improve pedestrian facilities are needed at the Horsforth roundabout.
- Traffic calming, including 20mph limits where appropriate, should be considered on Featherbank Lane and other streets between Broadway and New Road Side.

### Protected Green Spaces

- The Outwood – local nature area (LNA086) and green corridor (N8)
- Rein Road – green corridor (N8)
- Park Side – allotments (N1A)
- Newlaithes School – playing fields (N6) and green corridor (N8)
- Victoria Mount – green space (N1) and green corridor (N8)

### Listed Buildings

- Newlaithes Manor House, Newlaithes Road (438082) – late C16th altered C18th/19th - sandstone
- Iron Bridge, Newlay Lane (438084) – Grade 2\* - 1819 – cast iron
- Toll House to Iron Bridge, Newlay Lane (438083) – assume 1819 - sandstone
- Low Fold, 1-2 New Road Side (438085) – C17th - sandstone





## Character Area 6 – Hall Lane

### Introduction

Hall Lane, a predominantly residential area with dramatic south facing views over the Aire Valley, is situated in the west of Horsforth and partially encircles Horsforth Hall Park from A65 to Town Street.

Other local distributor roads, including West End Rise, West End Lane and Hunger Hills Avenue radiate uphill, north from Hall Lane, to serve the remaining residential area.

### Built Form and Heritage

The key landmark building in the area, if not in all Horsforth, is St Margaret's Church with its tall spire. It is located on Church Lane and was built between 1877-1883, with the spire added in 1902, in Early English Gothic Style and occupies a prominent elevated position overlooking Horsforth. A new Church Hall has been recently completed in a harmonious ecclesiastical architectural style with dramatic fully glazed corridor link to the main church.

Springfield Farm, a listed building on West End Lane, admirably expresses a strong, spatially harmonious group of buildings in the local vernacular style. This vernacular style is reflected in the more modern properties along the Lane which, as far as the junction with West End Rise, are built in stone with some render.

The majority of buildings date between 1930 and the present day and demonstrate a wide range of architectural styles. These include: 1930/40 white rendered "Arts and Crafts" style cottages and "Tudor style" detached houses with stained glass windows and Art Deco balconies; 1940/50 detached/semi detached houses in red brick with cement render to upper levels and concrete roof tiles; 1970/80 detached houses with vertical tile hanging above brick plinth walls.

One attractive group of interwar detached houses with distinctive 'keyhole' shaped recessed porches may be seen on Fraser Avenue facing Hall Park.

A more recent development in Hall Lane includes narrow frontage 3 storey detached housing with cement rendered wall panels above red brick walls. Roofs have concrete roof tiles, punctuated with small dual pitched dormer windows.

Another recent Holly Park development off West End Grove is attractively laid out around shared drives off a 'shared space' access road.

Boundary treatments generally complement the local housing construction materials. Sections of highway have mature trees at regular intervals. These particularly blend well into the expansive Hall Park woodland and the green open space adjacent to Hall Park Mount. The stone boundary walls to Hall Park also add character to the surrounding streets.



Springfield Farm



St. Margaret's Church





# Character Area 6 – Hall Lane

Another characteristic of some of the streets, including West End Rise and Hall Lane is the fact that the grass verges are placed at the back of the footpath.

## Green Spaces and Trees

Horsforth Hall Park lies to the south of Hall Lane and is bordered by high stone walls and mature trees. Views to the north of the area include Hunger Hills Wood and the spire of St Margaret’s Church.

There is extensive rolling farmland west of West End Lane with long distance views.

There are attractive green links between Hall Lane and West End Lane to the Hunger Hills to the north.

## Recommendations for Enhancement

- Review parking controls on parts of Hall Lane (adjacent to Park Gate Close and St Margaret’s Hall) which are currently used for on-street residential and visitor parking that impede traffic flow. Similar problems occur at peak times at the school on West End Lane.
- Speeding on “no camera” roads continues to be of concern to residents and pedestrians and traffic calming including 20mph limits where appropriate should be considered.



## Protected Green Spaces

- Horsforth School – playing fields (N6)
- West End Primary School – playing fields (N6)
- Hunger Hills – local nature area (LNA055) – links to Horsforth Hall Park and West End Lane

## Listed Buildings

- Church of St. Margaret, Church Lane (436582) – 1877-83 – spire completed 1902 – sandstone
- Springfield Farmhouse, West End Lane (438104) – mid C18th - sandstone





## Character Area 7 – Brownberrie Lane

### Introduction

This area is based around Brownberrie Lane, Scotland Lane and Southway and includes the King George Playing Fields and Trinity & All Saints College.

### Built Form and Heritage

The residential areas are low to medium density of various styles and ages.

The Brownberrie Avenue area predominantly consists of brick and render semi-detached houses with mock Tudor elevations, some with distinctive 'A' frame facades. There are some bungalows and detached houses.

The properties on Brownberrie Lane are mainly stone and rendered semi-detached. Some individual detached houses to the north side have stone boundary walls along their entire length giving a strong unity to the streetscape. The middle section has an open aspect with the Trinity and All Saints College playing fields on the south side and Yarnbury Rugby Club and Whetstone Plantation to the north.

Scotland Lane is lined with a mixture of stone Edwardian villas, brick and stone detached houses, brick and render semi-detached, and bungalows all of an individual design. It has a single footpath and wide grass verge on the opposite side but has become an alternative route to the airport and traffic-calming measures have been installed. Boundaries are a mix of stone walls, wrought iron railings and hedges. Another street with detached stone Edwardian villas is North Road with stone boundary walls and mature trees.

The Scotland Way estates are a mixture of brick built detached, semi-detached and bungalows all built by a single developer in the 1960s & 70s many of which have been extended.

The dominant feature off Brownberrie Lane is Trinity and All Saints College, built in the 1960s. It has accommodation blocks up to 3/4 storeys of brick around a main college building with concrete panels to the elevations and a low rise chapel. Later additions from the 1980s to date include more dominant buildings including an enlarged sports hall, and a cluster of student flats fronting onto Westbrook Lane.

Southway is an attractive 'Arts and Crafts' cottage style estate of detached and semi-detached houses, with some bungalows, with rendered elevations, steep pitched roofs and stone detailed features e.g. 'eyebrow' lintels. The garden boundaries are mainly low stone walls. The original houses were built in the 40s and 50s with many having been sympathetically extended so retaining an overall coherence to the character of the area. However, some more recent development of 'infill' in gardens has detracted from this coherence.



Brownberrie Avenue



North Road/Scotland Lane



Scotland Way





## Character Area 7 – Brownberrie Lane

Mainly detached houses have been built or extended on the east side of West End Lane (north) in a similar style to those on Southway. It still retains a country lane feel in places with an open aspect across fields. The original boundaries were low stone walls and hedges but more recent development has seen some replaced with more dominant stone walls topped with iron railings.

Westbrook Lane also has a semi rural feel with a footpath to one side and field boundary walls, parts of which have now fallen into disrepair.

### Green Space and Trees

The whole area is surrounded by either open countryside or playing fields to the north, west and south with particularly extensive views from West End Lane.

The King George Playing Fields provide an open grassed area with some mature trees and numerous pedestrian access points, although it is lacking in children’s play facilities.

### Recommendations for Enhancement

- There is a lack of small children’s play facilities on the King George Playing Fields. There is also scope to improve the cricket club car park by providing some type of screening.
- Stone boundary walls are a key aspect of the character of the area and should be retained and maintained.



King George Fields



Southway

### Protected Green Spaces

- Trinity and All Saints – playing fields (N6)
- King George Fields – green space (N1)

### Listed Buildings

- Mile Post, in garden at junction of Layton Road with Bayton Lane (438075) – C18th - sandstone
- Lee Lane Farmhouse with Cottage, Lee Lane West (438076) – mid/late C18th - sandstone





# Character Area 8 – Low Hall

## Introduction

This predominantly industrial area off Calverley Lane is surrounded by the Green Belt and is isolated from the rest of Horsforth.

## Built Form and Heritage

The area was originally developed around Low Hall. This was built during the reign of Queen Elizabeth 1st by the Stanhope family who later built Horsforth Hall. Together with Low Hall Farm this is now an attractive office complex and includes several listed buildings.

Low Hall is now surrounded to the south and west, by industrial buildings with particularly large scale buildings to the south of Low Hall Road, many of which are now empty and due for redevelopment. The existing poor quality boundary treatments on Low Hall Road opposite the listed buildings detract from their setting.

Particularly unattractive grey metal security fencing surrounds the depot on Calverley Lane at the entrance to the area from the Ring Road.

## Green Spaces and Trees

A sports ground adjoins the area on Calverley Lane but there is a general lack of mature trees within the industrial sites and links to the West Leeds Country Park.

## Recommendations for Enhancement

- There is now an opportunity with any redevelopment of the industrial sites to address the setting of the listed buildings at Low Hall with new buildings of a more appropriate scale and materials and a more attractive streetscape along Low Hall Road.
- The remaining industrial sites would benefit from dense screen planting, particularly in front of all security fencing.
- With the development of the 'West Leeds Country Park' there is now a need to develop the paths, bridleways and canal towpath in this area to link any new development to the proposed North West Country Park.



## Listed Buildings

- Low Hall and Farmhouse, Low Hall Road (436581) – mid C16th, mostly later C17th – sandstone
- Barn at Low Hall Farmhouse (438077) – early C17th – aisled sandstone barn
- Barn and Cottage, Low Hall Farm (462063) – late C17th gritstone

## Protected Green Spaces

None





## Character Area 9 – Green Belt

### Introduction

Green space surrounds Horsforth apart from the station where it abuts on to Cookridge, It consists mainly of open fields with stone walls or thorn hedges. There are many public footpaths across the fields, many of which form part of the Leeds Country Way. Woodland areas are also well represented and there are several Leeds Nature Areas. It is mostly Green Belt.

### Landscape Character

Horsforth is situated on millstone grit to the north east and sandstone was quarried from this area. To the west the land is a mixture of shale and clay and is on the edge of the coalfield where bell pit mining took place. To the south there is a wetland along the river Aire.

The river is the southern boundary of Horsforth with Red Beck forming the boundary to the west and part of the north. Scotland Beck also in the north and Moseley Beck forms the eastern boundary.

### The North

East of Red Beck is Westbrook Farm, a working farm on Layton Lane, from where there are very good views across the Aire valley. The farm is next to the Horsforth Golf Club, established in 1904.

Along the boundary there are three reservoirs, no longer in use. Red Beck runs from the middle one and Scotland Beck from the lower one. To the south is Whetstone Farm, now converted, but still with some stabling, and Yarnbury Rugby Club, next to the farm facing onto Brownberrie Lane. Adjoining the Club is Whetstone Plantation, an over-grown wood, but good for walking. Opposite is Trinity and All Saints College, which has playing fields running alongside the road, some of which is in the Green Belt.

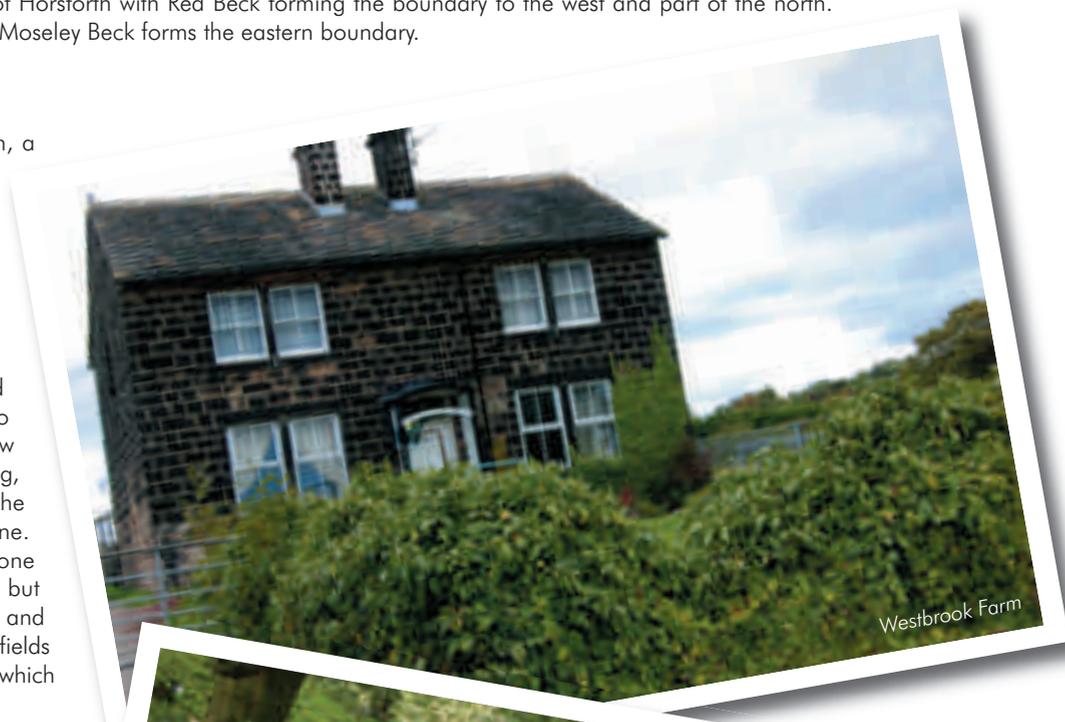
To the north there are fields between Scotland Lane and Moseley Beck as far as Scotland Beck. The farms here are mostly set well back from the lane and are joined by tracks. They include Owlets with Owlets Grange (old tanning pits were nearby), Ling Bob, one of the oldest buildings in Horsforth, Beech House, and finally North Ives Farm.

### The East

Along Moseley Beck are fields until it reaches Horsforth Station but after the station it runs on the edge of woodland and changes its name to Oil Mill Beck. There are mill ponds in this area as there were corn, textile and paper mills off Low Lane. Quarries were also present in this part of Horsforth. The Harrogate to Leeds railway line runs along this route as far as the Ring Road, but there are also paths across it.

The beck then passes under the Butcher Hill bridge, then down through Hawksworth Woods parallel to Hawksworth Road to New Road Side which it crosses and then joins the river Aire past some more open land. This eastern boundary separates Horsforth from Leeds.

### HORSFORTH Design Statement



Westbrook Farm



Hunger Hills



Oil Mill Beck/ponds





# Character Area 9 – Green Belt

## The South

Viewing Horsforth from Rodley Nature Reserve which is set in a u-bend of the river Aire on the Horsforth side, the buildings run on a contour line above fields that go down to the flood plain where the wetland nature reserve is set. This area used to be a sewage works and was taken over by the reserve as many overwintering birds stay there.

Further along the Aire is Swaine Wood which is used for motorbike scrambling and adjoins the large open grounds of Park Lane College. Next to the college is Horsforth Cemetery. Swaine Wood extends onto the other side of the Ring Road. Above the wood there is a gun club and then Burke Wood.

## The West

Open fields stretch from the Low Hall area along Red Beck to the A65 then across the road and up to Layton Lane. These fields form the open space between Horsforth and Rawdon and constitute a Special Landscape Area.

There are public footpaths across these fields to Rawdon. One runs from West End Grove, parallel to Rawdon Road, and passes Red Beck House. There are lynchet fields (ridges or terraces formed by medieval or prehistoric ploughing) in this area. A second path runs below Springfield farm from West End Lane to Red Beck where it is joined by another path from further up West End Lane. This path divides the land





## Character Area 9 – Green Belt

between Springfield Farm and Westbrook Farm. These paths form part of the Leeds Country Way and woodland along Red Beck is part of Green Gateways (West Leeds Country Park).

There are a lot of springs in the area, hence the names of the farms. Many of the 'bell pits' were in these fields.

### Central Area

Fields to the east of West End Lane adjoin Hunger Hills Woods, where there are old quarry spoil heaps. Fields continue all around the woods and form a central green area. Lee Lane West runs along the northern edge but Hill Top Farm and Lee Lane Farm are now private houses. A footpath runs from Lee Lane Farm through to Brownberrie Lane and a disputed path runs from the farm to Westbrook Lane.

Fields to the east of Hunger Hills Woods look down on Horsforth School and there is a fantastic view over Leeds. A footpath goes down from here to the church. This whole area is very popular for walking as it joins onto to Horsforth Hall Park.

Hunger Hills Woods and Horsforth Hall Park are part of West Leeds Country Park and the main path through the woods is part of the Leeds Country Way.

### Recommendations for Enhancement

- Many of the paths and tracks need maintenance, particularly to facilitate use by the disabled.
- Route signs need updating and should identify a circular walk all round Horsforth, and links joining the Leeds Country Way to Kirkstall along the River Aire.



Hunger Hills (from Lee Lane West)

### Listed Buildings

- **Listed Buildings**
- Ling Bob Farmhouse, off Scotland Lane (438092) – now a private house – C17th altered C18th - sandstone
- Former Farmhouse near Ling Bob, off Scotland Lane (438093) – late C17th - sandstone
- Stables and Barn at Ling Bob Farmhouse, off Scotland Lane (438094) – 1680 - sandstone
- Beech House, Scotland Lane (438095) – c1800 – ashlar stone
- Moss House, Scotland Lane (438087) – farmhouse – 1782 – sandstone
- Owlet Grange, off Scotland Lane (438090) – originally farmhouse – late C17th - sandstone

### Protected Green Spaces

- Calverley Lane Sports Ground – playing fields (N6)
- Swaine Wood – local nature area (LNA102) and green corridor (N8)
- Sewage Works – surrounding area - proposed green space (N5) and green corridor (N8)
- Hunger Hills – local nature area (LNA055)
- Wetstone Plantation – local nature area (LNA111)
- Sims Pond, near Ling Bob) – site of ecological or geological importance (SEGI026)
- North Ives Farm – proposed green space (N5)





# Summary of the Key Features of the Character Areas

## 1. Town Street

The streetscape of Town Street is the key feature of the area. The earlier stone buildings are positioned at the back of the pavements, which gives the key characteristic of the streetscape – a strong sense of enclosure with a domestic scale predominating. The Green remains the key focal point.

The surrounding Long Row, Batchelor Lane and Broadgate Lane areas are residential in character and again stone predominates. Although the building lines are variable, the streetscapes are unified by the stone boundary walls.

The St. Margaret's area has a coherence arising from the predominantly open front gardens with low boundary walls and grass verges.

Horsforth Hall Park is the largest green space in the area and contains many historic structures.

## 2. Low Lane/Troy

Low Lane is the main spine road with a mixture of residential and commercial development some of which would benefit from improved boundary treatments to enhance the streetscape.

The Troy area including Station Road is again very mixed in uses and building types, and in need of redevelopment more sympathetic to its historic context.

## 3. Broadgate

This area consists of a variety of terraces, semi-detached houses and low rise blocks of flats, predominantly built between the two world wars.

Many of the houses have gardens front and rear which together with a number of open spaces and street trees give an overall mature green character.

## 4. Cragg Hill/Woodside

Cragg Hill developed originally as a separate community from Horsforth with its own Chapel. The houses mostly took the form of small stone terraces built in a rather random pattern.

Both ends of Outwood Lane present a collection of attractive stone detached and semi-detached villa houses linked by mature woodland and bounded by a stone wall on its southern side, so retaining a coherent semi-rural character.

## 5. Newlay and New Road Side

The special character of the area around Newlay Lane is that of stone Victorian villas in relatively large plots, with some short terraces, set in a mature landscape with stone boundary walls.

The Victorias are predominantly semi-detached houses in render and red brick. Close to New Road Side, the houses are older with many in stone. The older houses have larger gardens than the more modern ones.

New Road Side itself and the terraces to the north are predominantly stone.

## 6. Hall Lane

The key landmark building in the area, if not in all Horsforth, is St Margaret's Church with its tall spire.

The area is predominantly residential with 2 storey detached and semi-detached houses, dated between 1930 and the present day, and demonstrating a wide range of architectural styles.

The area is surrounded by open spaces, including Hall Park and the Hunger Hills with extensive views to the south and west.

## 7. Brownberrie Lane

The residential areas are low to medium density of various styles and ages with the older properties in stone and more recent ones with render and/or brick.

Particularly distinctive is Southway, an attractive 'Arts and Crafts' cottage style estate of detached and semi-detached houses, which has retained much of its original coherence.

The dominant feature off Brownberrie Lane is Trinity and All Saints College, with rather out-of-scale blocks of brick and concrete panels.

## 8. Low Hall

A predominantly industrial area somewhat isolated and surrounded by the Green Belt in need of more sympathetic redevelopment due to its proximity to the attractive listed buildings of Low Hall.

## 9. Green Belt

Green space almost completely surrounds Horsforth and consists mainly of open fields with stone walls or thorn hedges affording fine views. There are many public footpaths across the fields, many of which form part of the Leeds Country Way.



# Design Policy/Guidance

The following design policy and guidance supplements those planning policies contained in the UDP (see Appendix 1 for a summary) and will be used by the City Council in determining planning applications.

## Design Policy

- Understanding context is vitally important in all good design proposals, recognising the streetscape and landscape setting and reflecting the built form, proportions, features and materials of the original or surrounding buildings.
- Local distinctiveness and character should be recognised and enhanced, notably those features described in the character area analysis.
- Any new development, alteration or extension should respect and reflect all those aspects and any planning application demonstrate that they have been taken into account in arriving at the proposed design.

## Design Guidance

### Location and Setting

- Particular attention should be paid to existing or potential landmark sites such as corner sites, focal points at junctions etc. Where there are opportunities to design notable features in any new building that reflects its key position, these should be taken advantage of.
- Elsewhere, development should reflect the density, house type and rhythm of the adjoining streetscape, including the roofscape, and where part of a group of buildings, their key features.
- There will be a general presumption against infill development. Any development proposing the infill of a site, or the subdivision of a plot, should respond to the scale, proportion, layout, boundary features, and materials of adjacent properties as well as the spaces between them and the effect this may have on their amenity.
- Extensions, including garages, should not dominate the original building and side extensions should normally be set back from the original frontage. All extensions should be designed to minimise overlooking, overshadowing and visual dominance of neighbouring properties.

### Building Materials

- Any infill development, or alterations and extensions to existing houses, including boundary walls and garages, should be designed to complement the existing or neighbouring houses in colour and materials including types of courses, bonding and pointing. This is particularly the case in terraced blocks.



- Original details and other distinctive features in house design (brickwork details, doors and architraves, window casements and glazing bars, etc.) which add interest and local identity should be retained.

### Roofs and Dormers

- Dormer windows should only be acceptable on main/principle frontages, i.e. facing streets or public spaces, where they are appropriate in terms of design, character, scale and materials both in relation to the individual property in question and the wider street.
- It is also desirable that rear dormers should only be constructed subordinate to the main roof i.e. should be set back from the eaves, side/party walls, and preferably set down from the ridge line.
- Any dormer or roof extension should generally match the original roof in pitch, eaves, and materials.

### Green Spaces and Trees

- Incidental public green spaces, should be retained, enhanced or provided.
- Similarly trees in streets should be retained, replaced or newly planted wherever possible, in association with grass verges where appropriate.
- Front gardens should be retained with minimal hard surfacing, unless it is permeable.

### Other Features

- Boundary treatments, particularly stone, but also brick or planting where appropriate, should be retained and restored to preserve the character and coherence of the streetscape.
- Where secure fencing is required quality materials should be used such as welded mesh or colour coated railings. Plain palisade fencing will not generally be accepted.
- Similarly traditional paving materials should be retained and restored wherever possible, particularly on back streets and along ginnels.
- Street furniture, including lighting and signage needs to be coherently designed, particularly in Conservation Areas and along shopping parades.
- Internal rather than external security shutters should be provided on shops and other business frontages, particularly in or adjoining Conservation Areas.

# Management Plan

The Management Plan comprises the following actions, together with the recommendations for enhancement in each of the character area descriptions.

All the actions and recommendations are based on resident's aspirations and while they have been the subject of consultation with Leeds City Council, the Council has made no specific commitments to their implementation. However, these actions and recommendations should be taken into account, where appropriate, by developers and will assist in justifying any future bids for funding.

## Buildings and Heritage

- The streetscape of Town Street is the key feature of the area and any infill and redevelopment should reflect its special character in terms of scale, materials and frontage treatment. An overall design scheme is required including a coherent palette of materials street surfaces and furniture, planters, shop frontages and essential signage.
- Significant enhancements are required to the unsurfaced car park between Town Street and New Street (private land), initially with a stone wall to front Town Street (as at Morrison's).
- Improvements to frontages of commercial premises on Low Lane, especially on the eastern side with quality boundary treatments at the back of the footpath, shrub and tree planting, and permeable hard standing areas.
- There are two other defined shopping centres in Horsforth, on Station Road and New Road Side, as well as smaller neighbourhood shopping parades. All are in need of coherent environmental improvements to parking areas, signs, shop frontages and forecourts.
- The special character of parts of Outwood Lane and Cragg Hill are worthy of consideration for Conservation Area status.

## Green Spaces and Trees

- It is proposed that there be a formal programme of tree planting and general hard and soft landscape maintenance in Hall Park. This should include important features such as the War Memorial, Japanese Garden, Cricket Pavilion, Park Gates etc.
- The other woodlands and green spaces are an essential part of the character of the area and all need to be well maintained and managed. Some of the green spaces are simply grassed and would benefit from tree planting with native species.

- Additional tree planting is needed along the middle section of Broadway, between Fink Hill and Wood Lane, to complete the tree lined 'boulevard' effect as seen at the Woodside and Hall Park ends.
- There should be a wider programme of planting street trees throughout Horsforth.
- There is a need for more local children's play facilities e.g. on the King George Playing Fields.
- The industrial sites, particularly at Low Hall, would benefit from dense screen planting, particularly in front of all security fencing.

## Access and Roads

- Off-street car parking for Horsforth Station needs to be increased and on-street parking controlled in the Station Road area.
- Although just outside the boundary of the area, the proposed railway station at Woodside, together with a 'park and ride' facility would make a major contribution to solving this problem. It would provide a welcome additional facility.
- Attractive gateway features should be provided on the main road entrances to Horsforth in association with boundary signs.
- Due to the density of houses in many parts of Horsforth, some on street parking is unavoidable. Many streets are narrow and would benefit from lower speed limits through traffic calming measures, following the example of the 20 mph speed limit on Broadgate Lane/Town Street.
- Major highway improvements to alleviate traffic congestion and improve pedestrian facilities are needed at the Horsforth roundabout on the Ring Road.
- With the development of the 'West Leeds Country Park' there is now a need to develop the network of paths, bridleways and canal towpath in this area to link them all to the proposed North West Country Park and the Leeds Country Way with appropriate signage.
- There is also a need to improve pedestrian access to, and along, the Oil Mill Beck.
- Many existing footpaths and tracks need maintenance and enhancements, particularly to facilitate use by the disabled, in the context of the Council's Right of Way Improvement Plan.
- Improvements to cycleways are also needed, including access to railway stations, both existing and proposed.





# Appendix 1 – Relevant Planning and Transport Policies

## National

### Planning Policy Statement 1 – Delivering Sustainable Development

'Design which is inappropriate in its context, or which fails to take opportunities for improving the character and quality of an area and the way it functions, **should not be accepted**' (para 34).

'Seek to promote or reinforce **local distinctiveness** particularly where this is supported by clear development plan policies or **supplementary planning documents on design**' (para 38).

### Planning Policy Statement 3 – Housing (2007 amended 2009)

'Local Planning Authorities should develop a **shared vision with their local communities**' and set out design policies for the local area aimed at '**creating places, streets, and spaces which....have their own distinctive identity and maintain and improve local character**' (para 14).

'In respect of **development on garden land**, 'there is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed'. (para 41)

### Planning policy Statement 5 – Historic Environment (2010)

'Local Planning Authorities should take into account the desirability of new development making a **positive contribution to the character and local distinctiveness** of the historic environment (HE 7.5).

### Manual for Streets (2007)

**Local identity and distinctiveness** are important design considerations and can be strengthened by **using grain, patterns and form sympathetic to the predominant vernacular styles and by using local materials** (para 5.11).

**Planting should be integrated into street designs** wherever possible, particularly street trees (para 11.3)

**Street furniture and lighting equipment should also be integrated** into the overall appearance of a street (para 10.1).

### Streets for All – Yorkshire and Humberside (English Heritage – 2005)

'The underlying principles are to reduce clutter, co-ordinate design, and to reinforce local character whilst maintaining safety for all'.

## Local

### Leeds Unitary Development Plan (Review 2006)

**SA1** – Secure the highest possible **quality of the environment** throughout the district.

**BD2** – The design and siting of new buildings should complement and, where possible, enhance existing **vistas, skylines and landmarks**.

**BD5** – All **new buildings** should be designed with consideration given to both their own amenity and that of their surroundings. This should include useable space, privacy and satisfactory penetration of daylight and sunlight.

**BD6** – All **alterations and extensions** should respect the scale, form, detailing and materials of the original building.

**BC7** – Development within Conservation Areas will normally be required to be **traditional local materials**.

**H3** – The delivery of **housing land release** will be controlled in three phases – phase 3 (provisionally 2012-16) when and if existing housing land supply is demonstrably short.

**H4** – 'Windfall' or **infill developments** will be permitted on previously-developed (brownfield) sites subject to meeting all other relevant UDP policies.

**H9** – The City Council will seek to ensure that a **balanced provision**, in terms of size and type of dwellings, is made in housing developments (including conversions)

**LD1** – Any **landscape scheme** should normally;

- Reflect the scale and form of adjacent development and the character of the area
- Compliment and avoid detract from views, skylines and landmarks
- Protect existing vegetation
- Complement existing beneficial landscape, ecological or architectural features

**N1** – Development of land identified as **Protected Greenspace** will not be permitted for purposes other than outdoor recreation

**N1A** – Development of land currently used as **Allotment Gardens** will not be permitted for purposes other than outdoor recreation

**N5** – The City Council will seek to improve the quantity and quality of **greenspace provision**.

**N6** – Development of **Playing Pitches** will not be permitted (subject to various caveats).

**N8** – The strategic network of **Urban Green Corridors** links the main urban area with the countryside.

**N12** – Proposals for development should respect the fundamental priorities for **urban design**.

**N13** – The **design of all new buildings** should be of high quality and have regard to the **character and appearance of their surroundings**. Good contemporary design which is sympathetic or complementary to its setting will be welcomed.

**N14** – There will be a presumption in favour of the preservation of **Listed Buildings**.

**N16** – **Extensions to Listed Buildings** will be accepted only where they relate sensitively to the original buildings. In all aspects of their design, location, mass, and materials, they should be subservient to the original building.

**N18A/B** – There will be a presumption against any **demolition of positive buildings** (or parts) within a Conservation Area.

**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:

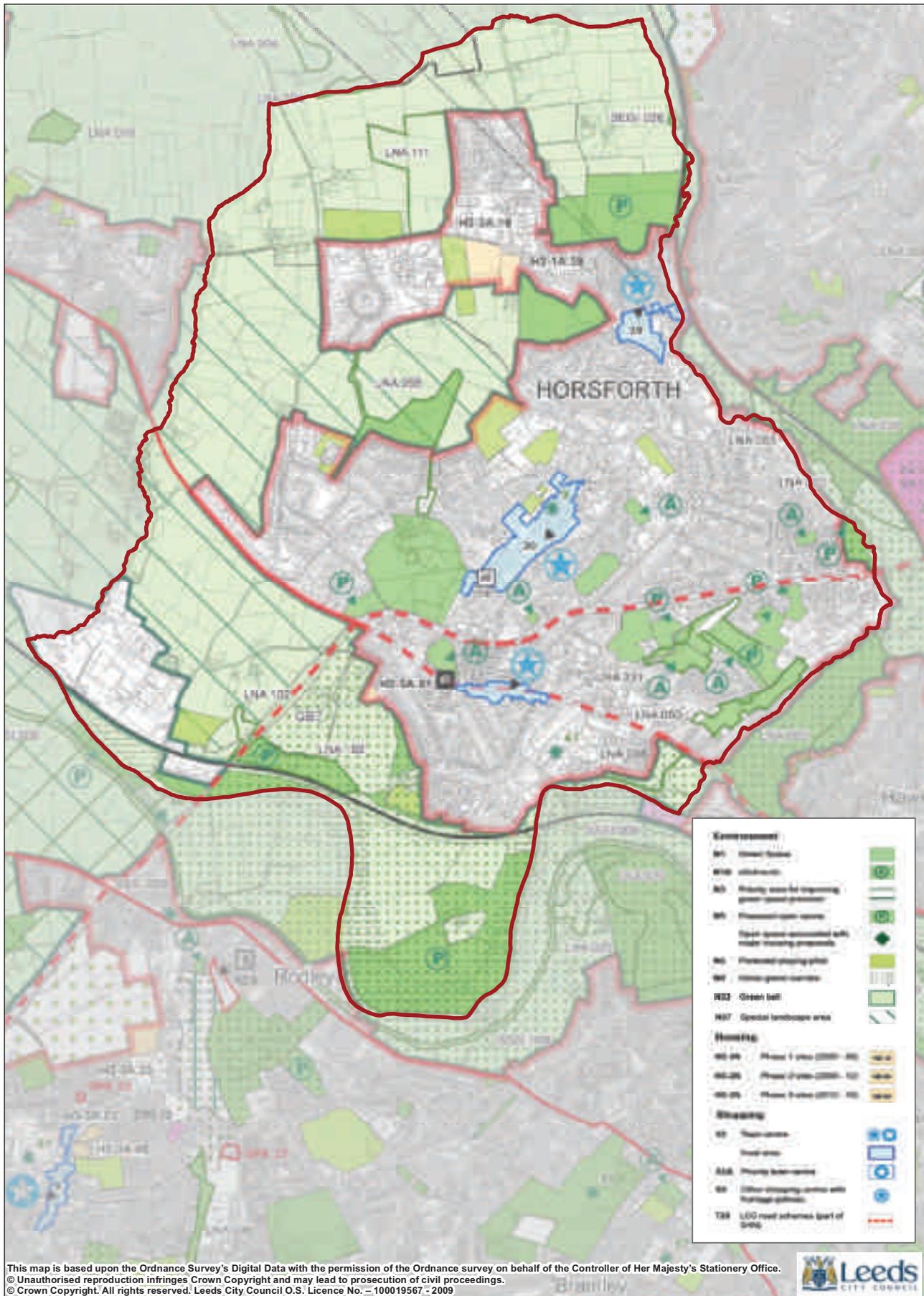
- The siting and scale of the building is in harmony with the adjoining buildings and the area as a whole.





# Appendix 1 – Relevant Planning and Transport Policies

## UDP Review 2006 Extract



## Appendix 1 – Relevant Planning and Transport Policies

- Detailed design of the buildings, including the roofscape is such that the proportions of the parts relate to each other and to adjoining buildings.
- The materials used are appropriate to the area and sympathetic to adjoining buildings (where a local materials policy exists this should be complied with).
- Careful attention is given to the design and quality of boundary and landscape treatment.

**N20** – Demolition or removal of other features which contribute to the character of the **Conservation Area** such as trees, boundary walls or railings will be resisted.

**N23** – **Incidental open space** around new build development should be designed to contribute to informal public recreation and nature conservation. Existing features which make a positive visual contribution should be retained where possible.

**N24** – Where development proposals about **Green Corridors or other open land** their assimilation into the landscape must be achieved.

**N25** – **Boundaries of sites** should be designed in a positive manner, using walls, hedges, or railings appropriate to the character of the area. All paving materials should accord with the character of adjacent buildings and surrounding areas.

**N32/33** – Except in very special circumstances approval will only be given in the **Leeds Green Belt** for limited extension, alteration or replacement of existing dwellings.

**N37** – In the designated **Special Landscape Areas**, development will be acceptable provided it would not seriously harm the character and appearance of the landscape, the siting, design and materials of any development must be sympathetic to its setting and, where necessary, landscaping of the site will be required.

**N38** – Development will not be permitted in the **floodplain (including all washlands)** unless it is for open recreation and essential transport and utilities infrastructure.

**N50** – Development will not be permitted which would seriously harm, either directly or indirectly, a **SSSI, LNR, SEGI or LNA**.

**S2** – The vitality and viability of **Town Centres** will be maintained and enhanced.

**S3** – Enhancement and maintenance of **Town Centres** including environmental improvements.

**S4** – In order to maintain and enhance the vitality and viability of identified shopping centres, **shopping frontage policies** SF7 (primary) and SF8 (secondary) will apply.

**S8** - **Maintenance and enhancement of neighbourhood shopping** will be promoted by the local planning authority, including servicing, car parking, pedestrian safety and landscaping

**T2** – New developments including ‘windfalls’ should be adequately served by **public transport, cycling and pedestrian facilities**.

**T6** – Satisfactory access and provision for **disabled people and other people with mobility problems** will be required

**T18** – Priority will be given to the defined **Strategic Highway Network** in the allocation of resources for investment in roads.

**T20(5)** – Major Highway Schemes – **A6120 Ring Road Route** – a scheme for the long term future development and management of the route including improvements at the junction with the A65, particularly benefitting bus routes on the A65.

**T23** – **Traffic management** and traffic calming measures will be encouraged particularly alongside main radial roads and within residential areas.

**T24** – **Car parking provision** in all development proposals should reflect the detailed guidelines in Appendix 9 of the UDP.

### Neighbourhoods for Living (Leeds City Council 2003)

#### Design Principles:

- Identify local character and enhance positive aspects
- Respond to the context in terms of scale, massing and height.
- Connect new development into existing streets and footpaths and the historical network of spaces
- Design streets as spaces for people and design buildings to front onto streets
- Connect open space networks and reinforce existing features and trees
- Co-ordinate street furniture – seating, lighting, signage, bollards etc

### Horsforth and Newlay Conservation Area Appraisals and Management Plans (Leeds City Council 2008)

Horsforth and Newlay are places of special character and historic interest. The Appraisal and Management Plans set out the features that contribute to their distinctiveness and identifies opportunities for their protection and enhancement.

Both were approved as material considerations in the determination of planning decisions on 10<sup>th</sup> November 2008.

### West Yorkshire Local Transport Plan 2006-11

Under the Quality of Life heading, the LTP recognises that ‘**the quality of public space (including streetscape) is, and will continue to be, an important design consideration in all transport projects**’.

Effective asset management will improve the appearance of transport infrastructure (roads, bus shelters, streetlights etc) and thereby contribute to the quality of public space.

*Other policies may be of relevance to residents, businesses or developers seeking to apply for planning permission within the Horsforth area and therefore full regard will be needed to the policies set out in the Leeds UDP (2006) and/or any subsequent planning documents. Further advice can be sought from City Development via the Development Enquiry Centre, The Leonardo Building, 2 Rossington Street, Leeds LS2 8HD or Telephone (0113) 2224409*

## Appendix 2 - Questionnaire Results

In the summer of 2008 8,000 questionnaires were distributed door to door in Horsforth. Members of the community were encouraged to complete them and return them to one of 6 local drop off points. Over 300 completed questionnaires were returned. A summary of the key findings are below:

### Buildings and Streets

#### A1 Which particular buildings/ landmarks do you consider give special identity to Horsforth?

- St. Margaret's Church
- The Green/Museum/Kings Arms
- Hall Park
- Mechanics Institute/Old Library
- Hunger Hills
- Town Street
- Grove Chapel

#### A2 Which groups of buildings or streets do you consider to have special character?

- Town Street
- The Green
- New Road Side
- Stone buildings generally
- Newlay/Pollard Bridge

#### A3 Have you any comments about the nature of future developments in Horsforth?

- Should match the character of the locality
- No more flats
- No more winebars
- Fewer takeaways

### Roads and Footpaths

#### B1 Which sections of roads or junctions do you consider to be unfriendly to pedestrians, particularly to the disabled? For example – require traffic calming, raised crossings etc?

- Broadway/Fink Hill/Hall Park junction
- Station Road
- Brownberrie Lane/Bayton Lane
- Low Lane
- West End Lane
- Town Street

#### B2 Which places do you think need car parking controls or provision for off-street parking?

- Station Road
- Town Street
- Troy Road
- Low Lane
- New Road Side

#### B3 Are there areas where you consider the speed of traffic to be an issue?

- Hall Lane
- West End Lane
- Low Lane
- Brownberrie Lane
- Bayton Lane
- The Victorias
- Long Row

#### B4 Do you think there is a need for dedicated cycling routes in Horsforth? In which locations would you consider these to be most appropriate?

- 50/50 Yes/No
- Ring Road
- Safe routes to school

### Landscape and Trees

#### C1 Which particular open spaces in Horsforth do you value?

- Hall Park
- Hunger Hills
- King George's Fields
- Victoria Gardens/fields
- Riverside/canal

#### C2 Which natural features contribute to the overall character of the area? For example – viewpoints, landmarks.

- Hunger Hills (view from the top)
- Hall Park
- St. Margaret's Church
- Newlay/Pollard Bridges
- Tree lined roads generally
- All green spaces

### Conclusion

#### D1 If you could improve or remove one 'eyesore' in Horsforth, what would it be?

- Site opposite Morrisons (private land)
- Morrisons itself (subsequently improved)
- Tithe House

#### D2 Any other comments?

- Potential impact of future development of Trinity and All Saints
- Retain Green Belt
- Poor road/footpath maintenance in some areas
- Pedestrianise or radically repave Town Street



## Appendix 3 – Character Appraisal Form

To prepare the Design Statement, it is necessary to assess the local character of the area and this is where **your assistance will be particularly required**.

For the purpose of this exercise, Horsforth will be divided into a number of smaller **character areas** that will be individually appraised using the following questions as a guide.

### BUILDINGS

- *What are the distinctive elements/features of the local buildings?*
- *Are there particular buildings / landmarks which give special identity to the area?*
- *Are there particular groups of buildings or streets that have special character?*
- *What about the nature of boundary treatments?*



### ROADS & FOOTPATHS

- *What is the type/quality of street furniture/signage?*
- *How do the footpaths/pavements contribute to the character?*
- *Are there sections of roads or junctions that are unsafe for pedestrians, particularly those with disabilities, or cyclists?*
- *Are there sections of roads or footpaths that need lighting? If so, what type?*
- *Are there places where parking needs controlling or to be provided for?*

### LANDSCAPE

- *Are there particular open spaces that provide a 'sense of place'?*
- *Are there individual or groups of trees or hedgerows that are important as landmarks or which act as screens?*
- *Which natural features contribute to the overall character of the areas?*
- *Are there 'eyesores' that need improving / screening?*





## Appendix 4 – Steering Group Members

- Jude Arbuckle
- Kate Arbuckle
- Cllr Andrew Barker (Chair)
- Pat Bell
- Sarah Charlton (Leeds City Council)
- Cllr Brian Cleasby
- Mike Cooke
- Mary Cooke
- David Dews
- Don Galbraith
- Martin Hughes
- Ali Joy
- Gordon Mellor
- Jane Pattison (Leeds City Council)
- Penny Pinn
- Hazel Poulter
- Tony Ray (Planning Consultant)
- John Rhodes
- Paul Shagouri
- Chris Shagouri
- Cllr Chris Townsley
- Ben Walmsley
- David Wilkinson







## Contact Details

Write to: Local Development Framework  
Forward Planning and Implementation  
City Development  
Leeds City Council  
2 Rossington Street  
LEEDS LS2 8HD

Telephone: 0113 247 8423

Email: [ldf@leeds.gov.uk](mailto:ldf@leeds.gov.uk)

Web: [www.leeds.gov.uk/ldf](http://www.leeds.gov.uk/ldf)



# HORSFORTH DESIGN STATEMENT

£5

LEEDS LOCAL DEVELOPMENT FRAMEWORK

