

Meanwood is a place of special character and historic interest.

This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement.



Meanwood

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions –8th December 2008

Summary of Special Interest

The interest of Meanwood conservation area comes coupled with its long historical and industrial associations. The conservation area is bounded to the west by Meanwood Beck. This water course emphasises the green and idyllic nature of the Meanwood conservation area, but is also responsible for much of the history of the area, with the beck being employed as a power source for hundreds of years.

Unusually for a conservation area, Meanwood is centred around parkland and this parkland offers a multitude of characters, from heavily wooded areas, to open recreation ground.

The historic structures that stand almost as gateways into the parkland also act as reference to the various pasts that Meanwood has had, with structures relating to quarrying, industrial heritage and residential development.

The open park feel, the surrounding historic structures, and the long-standing historic associations make Meanwood conservation area a site steeped in beauty, character and special interest, all elements of which are worthy of the protection that conservation area status can bring.



Aerial view of the Meanwood conservation area

Summary of Issues

The conservation area at Meanwood is not located at the modern day functional core of the area. Rather it is based around the parkland, and encompasses many peripheral buildings. Many of the issues concerning the conservation area of Meanwood relate to the parkland. The main ones that should be taken into consideration are;

- Development encroaching upon and affecting the setting of the park and the surrounding listed buildings.
- Dilapidation of park surfacing and park furniture.
- Dilapidation of visually important historic structures.
- Protection and management of trees and wildlife.



The historic Meanwood Hall is very important to the setting and history of Meanwood and the conservation area

Extent of the conservation area

Meanwood has a long history as an independent settlement which was completely absorbed into the greater urban area of Leeds only in recent years. Many of the features of the area's long history are apparent today and give the area an environment that retains its independence from much of the suburbs around it.

This appraisal shows why Meanwood has a special character and appearance that merited designation as a conservation area. On 26 July 1972 "Tannery Square Conservation Area" was designated, with later modifications on 11 June 1986. The 1986 conservation area "Meanwoodside", encompassed what is now the Weetwood conservation area, and a smaller version of the existing Meanwood boundary. The conservation area was reviewed and modified with it being approved as a material consideration for planning decisions on 8th December 2008. The appraisal closely follows the framework for an appraisal in the English Heritage document 'Guidance on conservation area appraisals' published in 2006.

The survey work for the appraisal was carried out between April and August 2008.

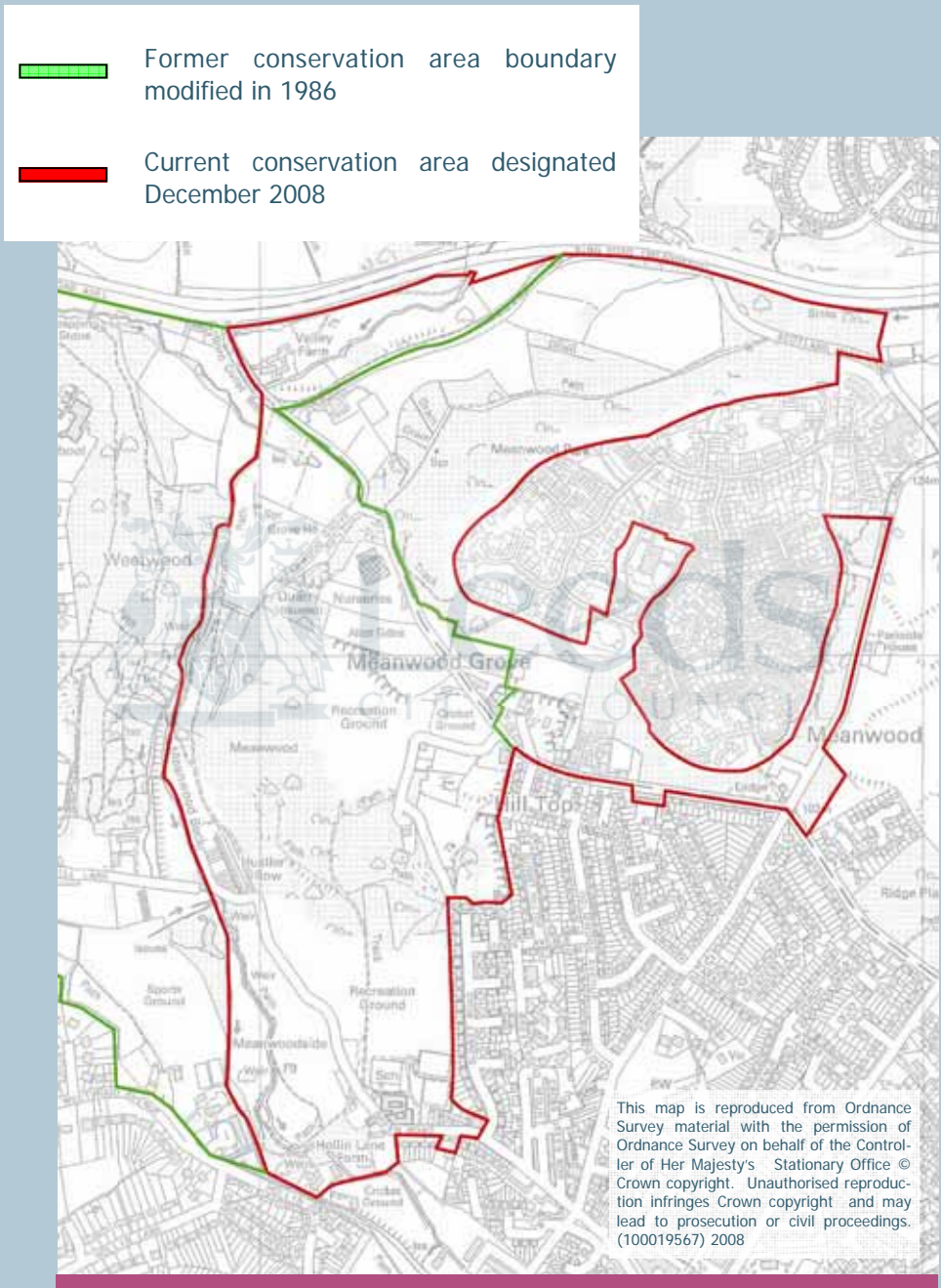
Current guidance is that conservation area boundaries must be clearly based on analysis of the historic character of

the area. For this reason any boundary revision must follow the lines of the character areas defined in this appraisal. It would not be acceptable to include one part of a given character area and not another. Inclusion of a character area within the conservation area must depend on an analysis of its historic importance and significance in the streetscape.

Each of the three character areas set out in this report is of sufficiently high quality and historic significance to be included in the conservation area.



Heavily wooded area within Meanwood Park



Assessing the Special Interest

Location and Setting

Meanwood conservation area is located north of the centre of the Meanwood area of Leeds, within the Moortown ward boundary.

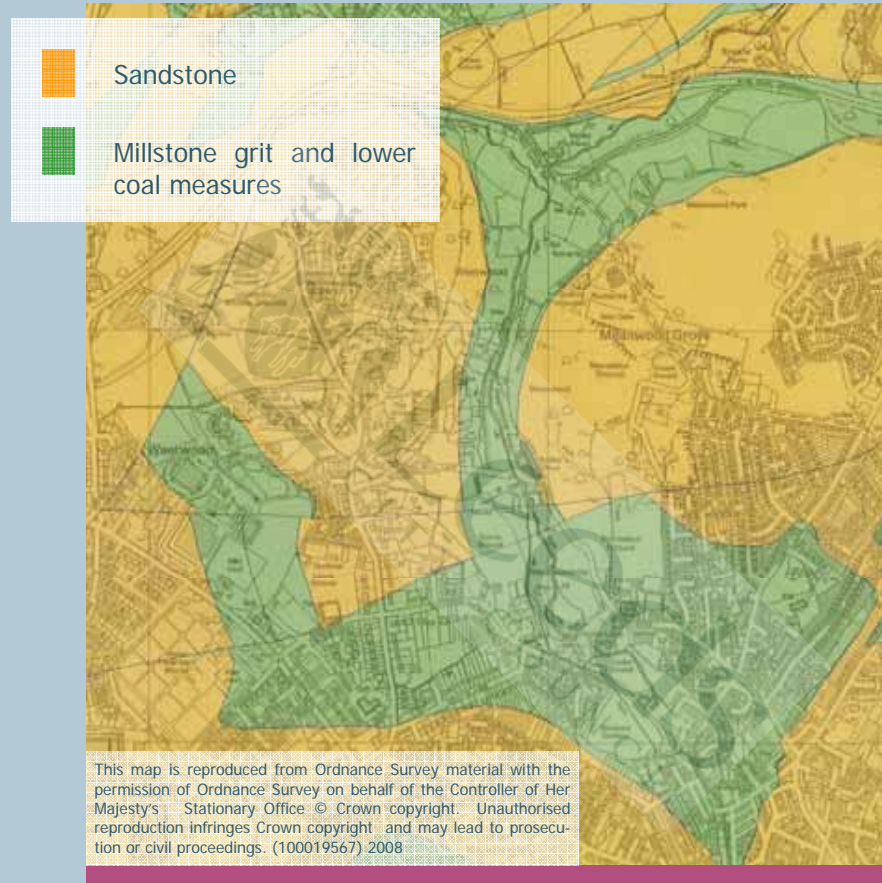
The conservation area is located to the north of Leeds city centre, and is accessed most readily via the A6120 ring road to the north, and via Green Road to the south.

The conservation area is bounded to the south and east by the suburbs of Leeds. Leading north, and across the beck to the west, is the continuation of the "green corridor" which is important in terms of overall greenspace provision in Leeds. This land eventually opens up into an agricultural landscape.

The area is accessible by local bus routes, with a multitude of local amenities located nearby.

General character and plan form

The general character of the Meanwood conservation area is of landscape and open parkland. The Meanwood Park forms the bulk of the conservation area. This parkland character composes a variety of elements, including open recreational ground, wooded walks, and forested former quarry areas. The protection afforded to the parkland



Solid Geology of Meanwood

means that very little development can take place, with conservation area status adding another layer of protection.

Where building is present, namely at Tannery Square and Parkside Road, the character of the architecture is very consistent. Two storey stone built structures dominate. Along with the beck, roadways enclose the parkland and the conservation area.

Geology, topography and landscape setting

The Meanwood conservation area is located within the narrow wooded Meanwood Valley. The valley follows the course of Meanwood Beck and forms an area of valuable encapsulated countryside. Towards the southern end, playing fields and sports pitches frequent the valley bottom. Further



Remains of a historic bridge in Meanwood Park



Looking north, Meanwood Park

north the valley gives rise to steeper well wooded slopes.

Beneath the Meanwood Beck are sandstones and shales of the Millstone Grit, whilst flanking either side is the Rough Rock, a hard, coarse sandstone that was quarried in the vicinity. It was these quarries that provided much of the local building material present in many of the historic structures of the area.

Origins and Evolution

Early Meanwood

The first evidence of human occupation in the Meanwood Valley dates from the early prehistoric with the discovery of two Mesolithic flints (c.8,000 - 4,000 BC). Other prehistoric finds include a Neolithic (c 4000 – 2000 BC) stone axe, probably from Cumbria, and a Bronze Age (c 2000 – 800 BC) flint thumb scraper. These are not evidence for settlement and may represent chance losses although the flint axe is suggestive of wood clearance, probably for agriculture.

Roman and Medieval Meanwood

There was Roman activity in the vicinity but no known sites within the conservation area to date. Possibly the most significant Roman find was the discovery of a coin hoard at Sugar Well Hill at the turn of the 20th century. This contained 36 Roman coins all dating from the 260-273 AD.

The current Meanwoodside CA comprises a wooded valley with Meanwood Beck running down the centre. The name itself actually means 'the common wood', implying that it may have originally been held in common, and is Old English in origin (the language of the Anglo-Saxons). It is mentioned in 1252 as 'Menewode' in the Yorkshire Deeds, and later in the 1584 Parish Register of Leeds.



John Warburton's map of 1720—the settlement of Meanwood is not named, but Meanwood Beck can be seen running north-south through the centre of the map



Looking north up the footpath which runs east of the Beck



Looking south towards the school, Green Road

The name "Meanwood" only came into use as the name for the whole village in about 1847. Prior to that the name

merely applied to the wood, and had done for many hundreds of years.

Beckett's Park, today housing part of Leeds Metropolitan University, was the site of New Grange, a large farm of Kirkstall Abbey that dates back to the late 12th century. In 1230 William de Alreton granted all his land in 'le Menewde' to Kirkstall Abbey, and throughout the medieval period the monks received rents from their tenants there, who were mainly farmers. Although agriculture was their main focus, the monks also worked the quarries, and owned an iron working site (a bloomery) and a corn mill in the Valley (see below).

Towards the south of the CA is Highbury Works, the probable site of the monastic corn mill at Meanwood. The earliest documentary evidence for the corn mill dates back to the mid 13th century. The site became a paper mill known as Wood Mills in the 18th century, and then a tannery in the 19th century. Meanwood Tannery is particularly important as an illustration of a once-thriving, and now virtually obsolete, local industry that was once of national importance. Another potential monastic site in the area is Valley Farm, formerly known as Smithy Mills, which is the possible site of Weetwood Smithies, a bloomery held in the Weetwood area by Kirkstall Abbey at the time of the Dissolution. Another medieval bloomery belonging to Kirkstall Abbey, Hessewood Smithies, has been tentatively identified within the valley.

The development of modern Meanwood

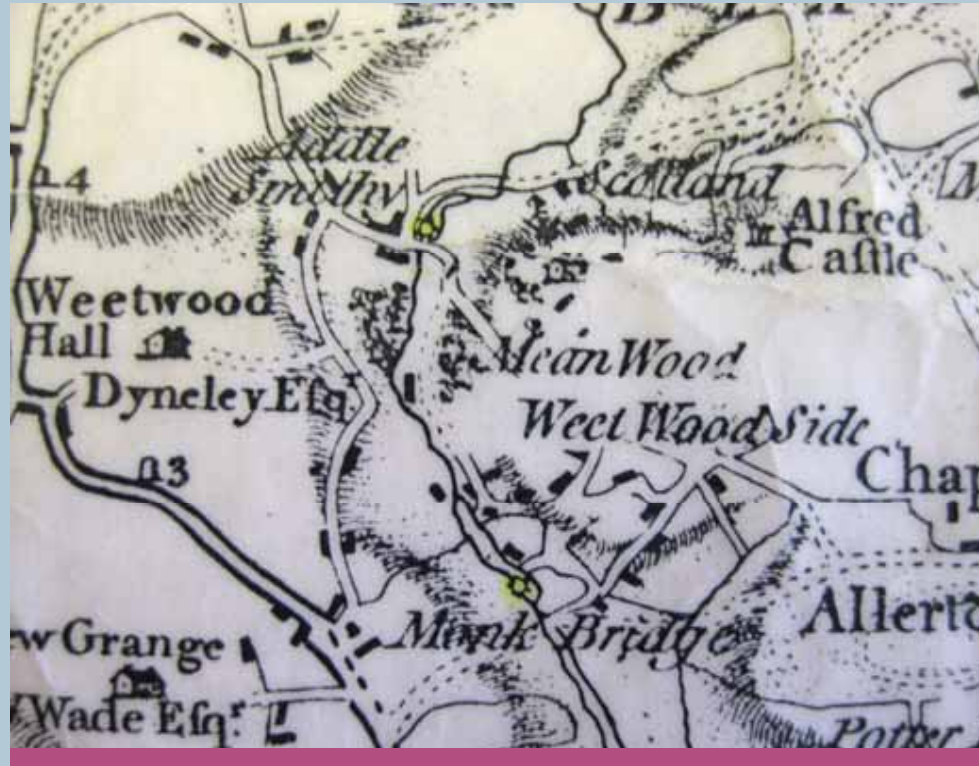
Throughout the late 17th to the 18th century the Meanwood valley was alive with small scale industrial activity. This



The weir is indicative of former industrial activity along the Beck

was matched by a growth in population, but Meanwood was still a self contained community, yet to be engulfed in fast expanding Leeds. The industrial activity of Meanwood was shaped by the large stream, which could act as a water supply, power source and sewer.

The Meanwood Valley contains various manufacturing sites dating from the post-medieval up until the industrial period, from tanneries to watermills and



Thomas Jefferson's map of 1775, referring to the woodland at "Mean Wood"

dye works, which are all important as part of the industrial heritage of Leeds.

During the 19th century some of the smaller enterprises in Meanwood began to falter, but the valley was still widely known for its tanneries. The first key event that caused Meanwood to eventually assume its role as a suburb of Leeds was the construction of the Sheepscar/Meanwood turnpike in 1829. It was the introduction of cheap and reliable transport that finally sealed this fate. In 1878 horse tram-cars were first

introduced, followed soon after by steam trams in 1898, and electric trams in 1901. The easy commute was now available to and from Leeds city centre.

The Beckett family had a great influence on the Meanwood conservation area we see today, particularly around Tannery Square. When the industry of Meanwood had begun to falter in the mid 19th century, it was the Beckett family that provided the money to shape Meanwood by way of public buildings.

Christopher Beckett was responsible for the construction of Meanwood Institute (1840) and Meanwood school (1840). The quality of these structures helped shape the "Meanwoodside" area, which led to the designation of the Tannery Square conservation area in 1972.

Other building developments in the area were usually the result of industry, such as around Parkside Road, and at Hustler's Row.

As the 20th century developed, the centre of Meanwood moved away from the industrial areas around the quarries and the beck. The detrimental effect of this can be seen at Myrtle Square. An area which once contained 20 cottages, as well as wash rooms, coal houses and a butcher's, was reduced to the single structure of the Myrtle Tavern by 1959. This is indicative of the decline of industry in the area, due to Meanwood being established as a suburb by this point



Meanwood Institute, Green Road (1840)

By the mid 20th century, suburban infill had taken place away from the industrial centre of Meanwood, particularly around Church Avenue. This cemented Meanwood's transformation into part of the Leeds urban areas.

Archaeological Potential

Historic, cartographic and place name analysis can lead to secure conclusions about the origins and development of an area, but they may not indicate the potential for the period of history before records began. This can be identified through the material archaeological record.

Given the fairly extensive nature of the sites which were generally focused on the use of Meanwood Beck as a source of water power, there are significant areas of below ground archaeological interest within the CA where there may be a requirement for archaeological work to either evaluate the potential impact of development or to record it if permission is granted.

Potential developers would be advised to consult the West Yorkshire Historic Environment Record at an early stage to identify whether there are archaeological implications to their proposals.



Second edition O.S. Map (1892) showing how built up Myrtle Square once was.



The Myrtle Tavern, Parkside Road



First edition Ordnance Survey map—sheet 203, 1851 (6" - 1 mile)

Character Analysis

Spatial Analysis

Character of Spaces

Movement through the Meanwood conservation area is abundant in variety. The nature of the development of Meanwood (i.e. long straggling industry along the beck), meant there was no real "historic core" until later developments away from the conservation area. Rather there were separate areas of growth, including Tannery Square and Myrtle Square, off Parkside Road.

Beginning at the south of the area, Green Road and Tannery Square are the first domestic areas within the conservation area. Historic structures, both domestic and municipal, dominate the area. The area has the enclosed nature of a street, but retains a sense of space. This can be attributed to the land in front of Tannery Square, and the grounds surrounding the properties such as the Bywater Buildings. The character of space develops significantly, as can be expected, on entering the park.

On entering the park from the south, it is open space and recreational grounds that dominate. Expansive grass land gives a freedom of movement, but the clearly defined path lead towards the wooded areas and the beck. The open area gives a relaxed feel, which is only

occasionally interrupted by cars travelling to and from Hustler's Row.

The footpath eventually becomes encapsulated under the treed canopy next to Meanwood Beck. From here the character has changed distinctly. The area has becomes enclosed, with the



Heavily wooded path, Meanwood Park



Houses on Parkside Road, taken from across the cricket pitch

trees and dirt track forming a channel though the wood. The character retains a relaxed feel. The trees are adequately spaced to allow the sense that if

desired, a walker may step off the path. The consistent feel of the area is interrupted with glimpses through the trees of the valley slopes beyond. Areas of architectural interest also interject regularly. Hustler's Row looms almost out of nowhere. These structures, of historical and architectural interest, add



Tannery Square



Boundary treatment, Parkside Road

variety to the character of the space in the area. The contrast of terrace housing among the open parkland is a

relationship that is of great character interest.

There is a variation in the character of spaces along Parkside Road. Dotted along the roadside are various properties. The character of the buildings give a consistent scale. In-between and around these properties lie a variation in spaces and a variation in boundary treatments, that further emphasises them. Either side of Parkside Road boundary treatments include dry stone walling (of various sizes), wooden fencing and hedging. Open space is common beyond these boundaries, but predominates more on the south side of Parkside Road due to the cricket pitch. This space is important to the area, with accessibility to it allowing a sense of movement in and around it. Glimpses towards Meanwood Park also give the space a more open character, helping to remove the sense of enclosure that can often accompany domestic areas.

Further along Parkside Road, towards the junction with Church Lane, the area becomes more enclosed. With properties to the south and high stone walls to the north. This focuses movement into and out of this area. The channelling nature of this built environment is similar in function to the channelling effect felt when walking along the paths within the heavily wooded areas with Meanwood Park.

Spatial Analysis

Key views

Meanwood conservation area has a variety of views. Many are based around the park, and the changes therein, yet the architectural developments all add their own value which help contribute to the character of the Meanwood conservation area.

The views highlighted show the different characters that are contained within the Meanwood conservation area.

Key views do not necessarily need to be expansive. The tight and enclosed wooded views of the footpaths are significant in representing the rustic nature of much of the conservation area also.

The variation in views and vistas outlines the importance of the location of the Meanwood Valley and the origins of settlement in the area to the development of Meanwood.



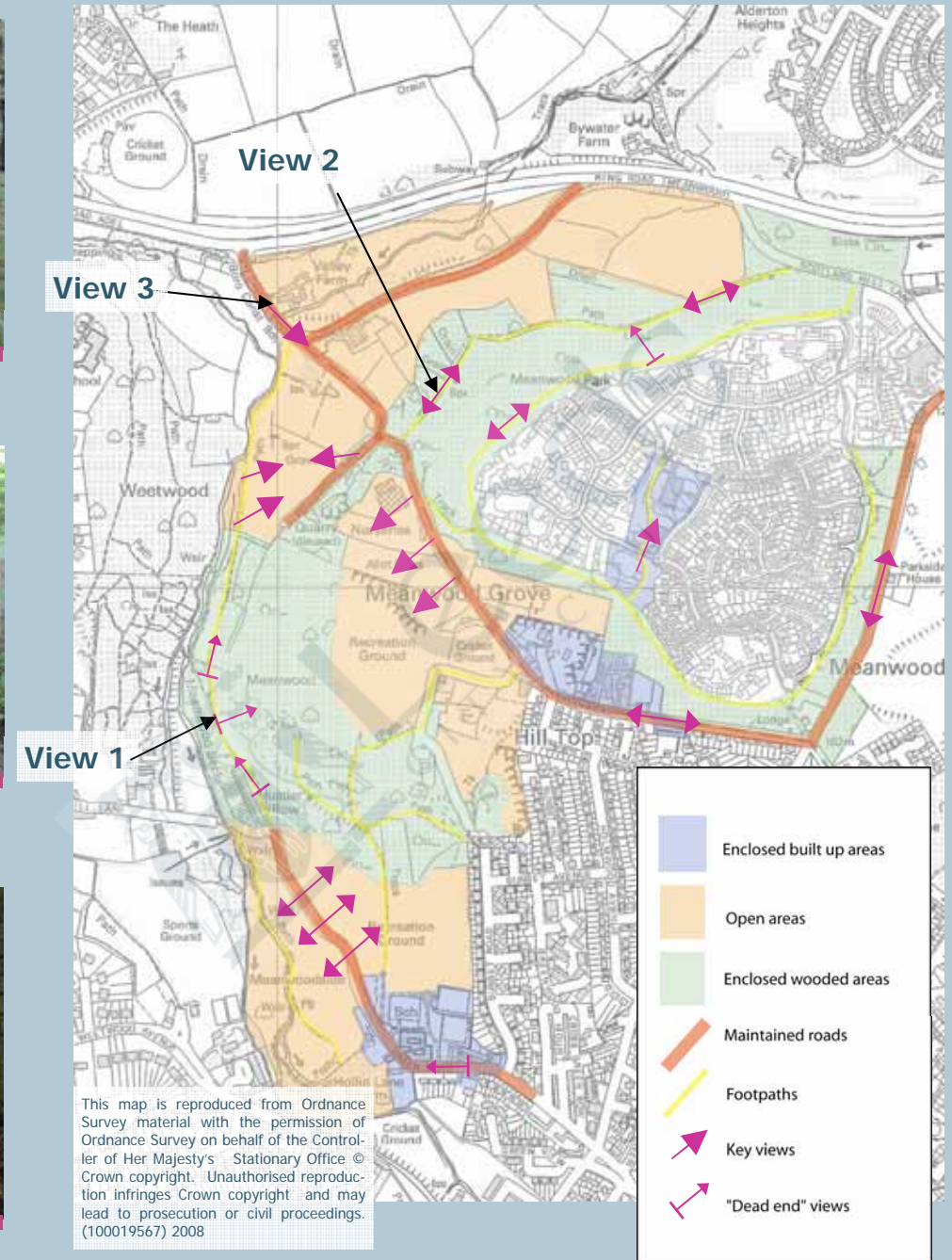
View 1—looking east into woodland, within Meanwood Park



View 2—looking south-west along the footpath



View 3—Looking north up Park-side Road



Character Analysis

Built Environment

Architectural characteristics

The vast majority of the conservation area is taken up by parkland, with buildings, on the whole, restricted to surrounding areas around the edge. The properties present are of a high quality and are very consistent in their form, function and characteristics.

With little exception the properties are domestic two-storey structures that face the road. This is particularly the case with properties around Tannery Square, off Green Road, and those along Meanwood Grove and Parkside Road. There is a proliferation of terrace housing also, as well as purpose-built municipal buildings, such as the school on Green Road. Architectural characteristics and exceptions are discussed in more detail within the separate character areas later.

The park itself contains many structures such as bridges, dams and weirs, which add value to the character and interest of the park.

Materials

The materials used for the properties within the conservation area are consistent, with them adding an important element to the appearance of the conservation area.

The most predominant materials are;

- Locally sourced sandstone, employed in coursed, ashlar blocks
- Slate or stone tile roofs.
- Wooden windows frames, with the glass usually small-paned.

Local details

As housing was constructed mainly for workers in the local industries and quarries, it has very little ornate detailing.

Original windows and doors are worth retaining. Inappropriate replacement of these features can have a negative affect on the architectural character of the areas, as well as reducing their value.

The use of sandstone lintels over doors and windows does add a level of interest, but other than the odd ornate porch or window on Parkside Road, and the gothic detailing of the school on Green Road, there is little that stands out.

It is in this simplicity that the character of Meanwood conservation area holds the most value.



Terraced housing on Tannery Square



Gothic detailing on school building of 1840



Parkside Terrace

Streetscape

There is a large variation in streetscape in Meanwood. The most intriguing is on Green Road. This street passes the historic structures of Tannery Square before reaching the parkland and coming to an end at Hustler's Row. The road continues as footpath. This forms the conservation area western most boundary, i.e. along the Meanwood Beck.

The other important streetscape area is Meanwood Grove and Parkside Road. This has a much different feel to Green Road. The rural effect is maintained through an interesting interaction of boundary treatments, with a variety of open land, distant views, historic properties and wooded areas beyond. This variety gives the streetscape a character of its own, one that contributes greatly to the conservation area.



Parkside Road provides an interesting streetscape and is notably different from the rest of the conservation area.



Meanwood Beck, an important feature of the Local Nature Reserve



View across open recreational ground from the footpath that runs north-south through the park



Former quarrying site within Meanwood Park

Greenscape

Most of the conservation area is green space of varied character.

There are three main types of green area within Meanwood park:

- Open recreational ground
- Low lying wooded areas around the beck
- Undulating wooded areas, that previously served in part as quarry sites.

Each of these areas has in part differing characteristics, but together form a coherent whole.

The parkland has various designations, all of which are outlined in the Leeds Unitary Development Plan. Amongst the designations of Green Space are;

- N1 - Green Space
- N1A - Allotments
- N6 - Playing pitch
- N8 - Urban Green Corridor
- N32 - Green Belt
- N50 - Local Nature Reserve (LNR) and a Site of Ecological and Geological Importance (SEGI).

These elements, whether they be physical attributes or designations that recognise the value of the area, contribute greatly to the Meanwood Park character, and afford it protection.

Character Analysis

Character Areas

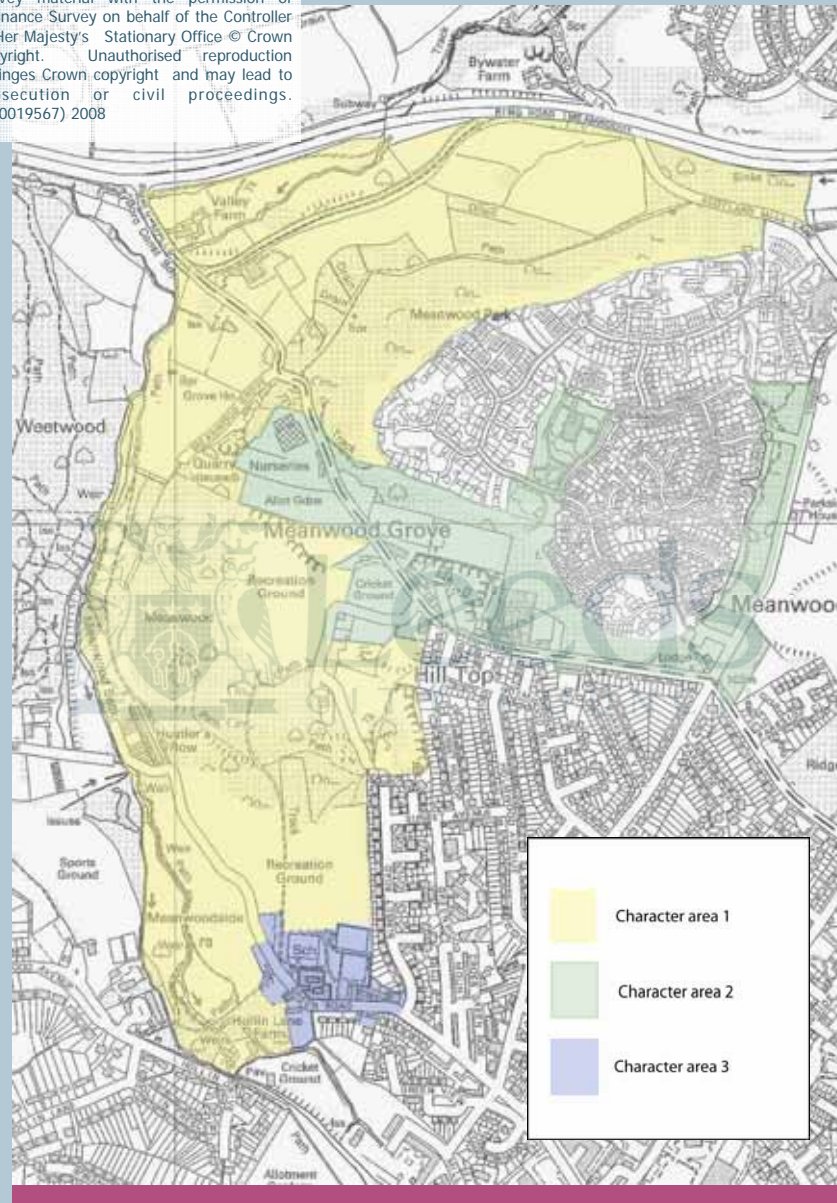
There are sub-areas within the proposed conservation area known as "character areas", the boundaries of which are often blurred but nonetheless have distinct qualities. The areas have different spatial characters and distinct form and functions generated by their uses. Unifying the character areas is a shared sense of history and connectivity to one another.

Meanwood conservation area is not a uniform area. Different parts of the village were developed at different periods in history and contain different types of buildings and spaces.

Three character areas have been identified within the Meanwood conservation area. They are;

- Character area 1 - **Meanwood Park**
- Character area 2 - **Parkside Road**
- Character area 3 - **Tannery Square**

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Character areas within Meanwood Conservation Area

Positive buildings

Within the separate character area maps, buildings are coloured dependant on the contribution they make to the conservation area. The buildings coloured green on the map make a positive contribution to the character of the conservation area. This contribution may be in one or more of the following ways:

- Landmark buildings
- Buildings which provide evidence of the area's history and development
- Buildings of architectural merit
- Buildings with local historical associations
- Buildings which exemplify local vernacular styles
- Groups of buildings which together make a positive contribution to the streetscape

There should be a presumption in favour of their retention in all but exceptional circumstances. Neutral structures are those which make neither a positive nor negative contribution, whilst opportunities for enhancements are those structures which may benefit from future development.

Character Analysis

Character area 1— Meanwood Park

Meanwood Park itself represents a very important feature in the landscape of Leeds.

Meandering paths and a variation in landscape help develop the grain of the area. This grain is one of variable character.

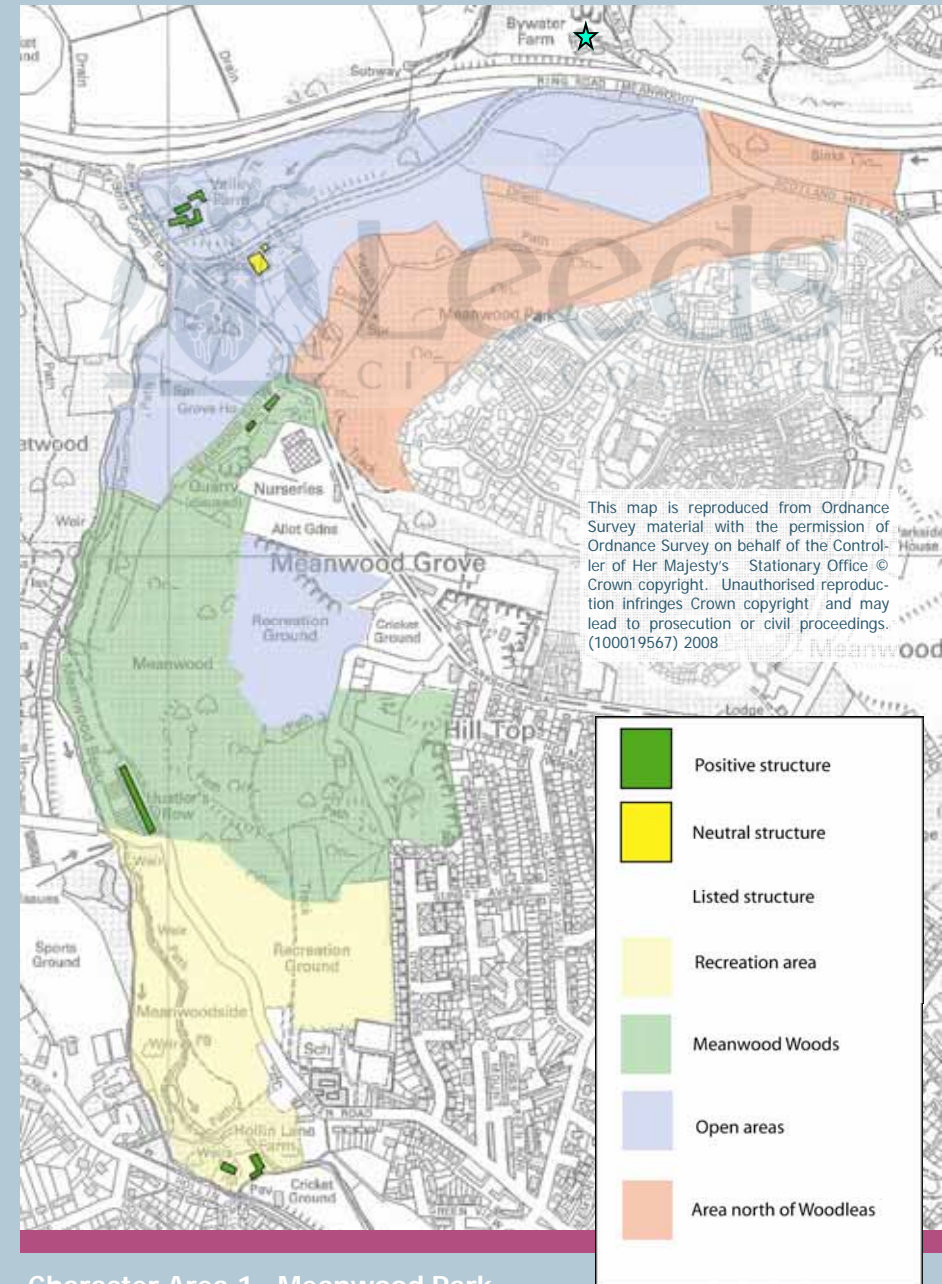
There are structures present within character area 1, and whilst they do not dominate in any sense, they do add to the variable nature of the area, and are important features in the landscape.

Hustler's Row, constructed in 1850, adds to the character. Other properties within the character area include Valley Farm and those off Meanwood Grove. The area is based around green space, but these structures are complemented by remnants of structures associated with industry. Pack horse bridges, weirs and foot bridges all add to the landscape of Meanwood Beck, highlighting that this area was, and still is, heavily used by pedestrians.

Though there are not many structures within the character area, where present they are of a high quality and have a distinct character that should be looked to be retained within a conservation area.

The characteristics and predominant building materials and details are;

- A variation in building types. With terrace housing present on Hustler's Row, and detached dwellings at Meanwood Grove and Smith Mills Lane.
- Two-storey eaves height.
- Original window and door details do survive, and add important character where present.
- Where original windows survive, there is a variation in types, with top-hung light windows, vertical sliding sash and horizontal sliding sash.
- The predominant building material is the locally quarried sandstone.
- Stone tile or slate roofing materials.



Character Area 1—Meanwood Park

Character of Green Space

The green space can be split into separate areas. Much of this information has been based on the Meanwood Valley Local Nature Reserve Management Plan.

These various areas all contribute together to form an important area of green space. Whilst each of these areas may not have much in the way of built features, they are important in establishing the character of the area, and contribute to the setting and appearance of the Meanwood conservation area.



Tree-lined path within the open recreation area



View towards the beck, Meanwood woods



Well-kept wooded path round the Woodleas development

- Recreation area

This area sits on the relatively flat floodplain of Meanwood Beck.

With regards built features the beck has an assortment of weirs and bridges constructed between 1834-65.

The area is very important for biodiversity, with good populations of protected white clawed crayfish being present in the beck. Kingfishers and dippers having feeding and nesting territories in the area.

This area comprises of public open space, which is always freely open and used for quiet and informal recreation.

- Meanwood woods

This area is designated as an ancient plantation in the Ancient Woodland Inventory. The woodland is largely oak, which was probably planted at the start of the 19th century to supply the local tanning industry.

The characteristic topography of this area is ridge and valley, with the woodland placed on steep valley sides.

The steep gradient and trees give this area a much more enclosed feel than the recreation area. Disused quarries in this area add to the dramatic undulating landscape.

- Open areas around Meanwood Grove

These areas are sited on a fairly gentle incline that rises to the east. The area is largely open, but retains a level of seclusion due to the trees that surround it.

The land is covered in coarse grass which makes this open area less hospitable than the recreation area to the south, with less activity on and around the area. The horse grazing that once occurred in this location has now ceased. This may result in tree seedlings establishing themselves. This is likely to need management in future to avoid this becoming woodland at the expense of valuable openness.

- Area to the north of Woodleas

This area is a broken continuation of Meanwood woods. With mature woodland on the southern valley slope. The land is intersected by public footpaths and historic boundary walls, much of which is relatively unused when compared to the main Meanwood Park. The area borders the new Woodleas development to the south, with a well-used and well-kept footpath providing access around the development.

Character Analysis

Character area 2— Parkside Road

This character area is based along Parkside Road, and is one of Meanwood’s more historic locations. Of the various dispersed settlements that formed Meanwood in the mid 19th century, Myrtle Square and Parkside Road are among the most prominent. Meanwood Hall and its associated boundary is also important in establishing the history of this character area.

The area is now largely domestic, as opposed to its previous incarnation as a mainly quarrying area. Existing activity involves the movement of traffic, both vehicular and pedestrian through Parkside Road. The amount of traffic is quite low, with the area retaining quite a relaxed and informal feel. The two historic public houses (The Myrtle Tavern and the Bay Horse), coupled with various historic properties, add a distinctly historic feel to the character.

Historic properties are interspersed with open areas, these including those of community importance, such as the cricket ground and the allotments.

The woodland surrounding the Woodleas development establishes the former boundary of the Meanwood Hall estate and is important in further emphasising the natural impact in the area.

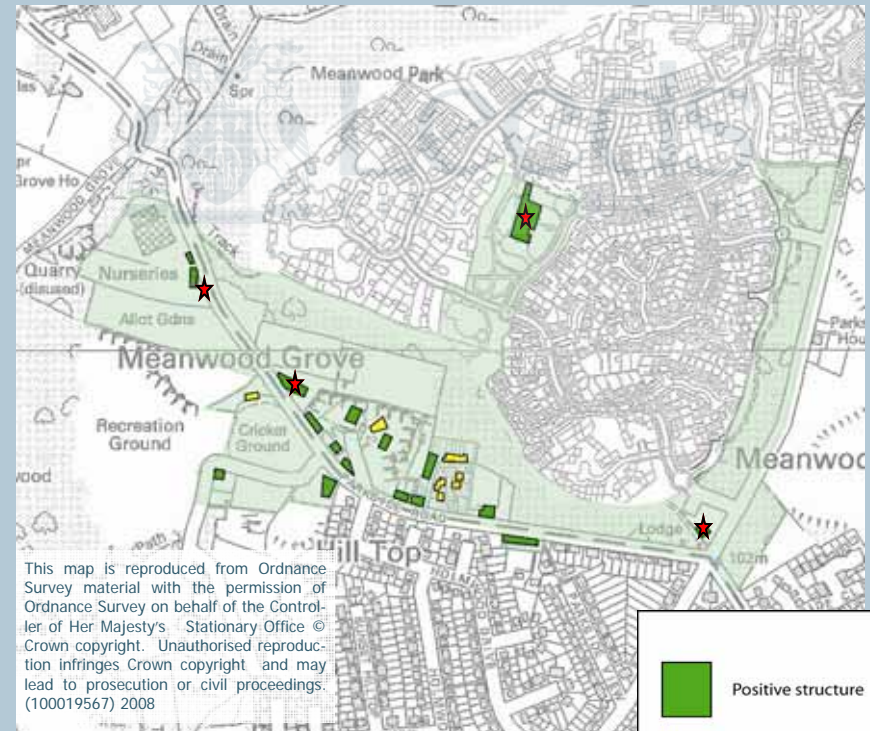
The properties on Parkside Road do not follow a consistent layout, with some facing and acknowledging the roadside, and others being set away from it, sometimes at right angles, such as The Myrtle Tavern.

Modern structures are present in the area, and do not present a negative impact, though more sympathetic designs could have been employed.

The structures generally have common characteristics including;

- Variation in building types. With terrace housing present at Parkside, and detached dwellings along Parkside Road.
- Two-storey eaves height common.
- Property orientation to the road varies.
- Original window and door details do survive, and add important character where present.
- Where original windows survive, there is a variation in types, with top-hung light windows, vertical sliding sash and horizontal sliding sash all present.
- The predominant building material is the locally quarried sandstone.
- Stone tile or slate roofing materials.
- The detailing of the buildings is quite plain, this was due to the original function of the buildings as worker’s cottages. The simple

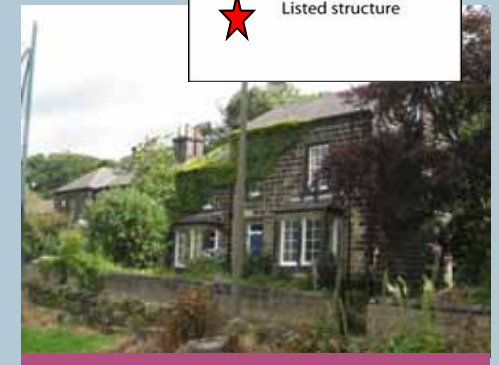
nature of these structures adds to the character.



Character Area 2—Parkside Road



Listed lodge to Meanwood Hall



Historic property on Parkside Road

Character Analysis

Character area 3—Tannery Square

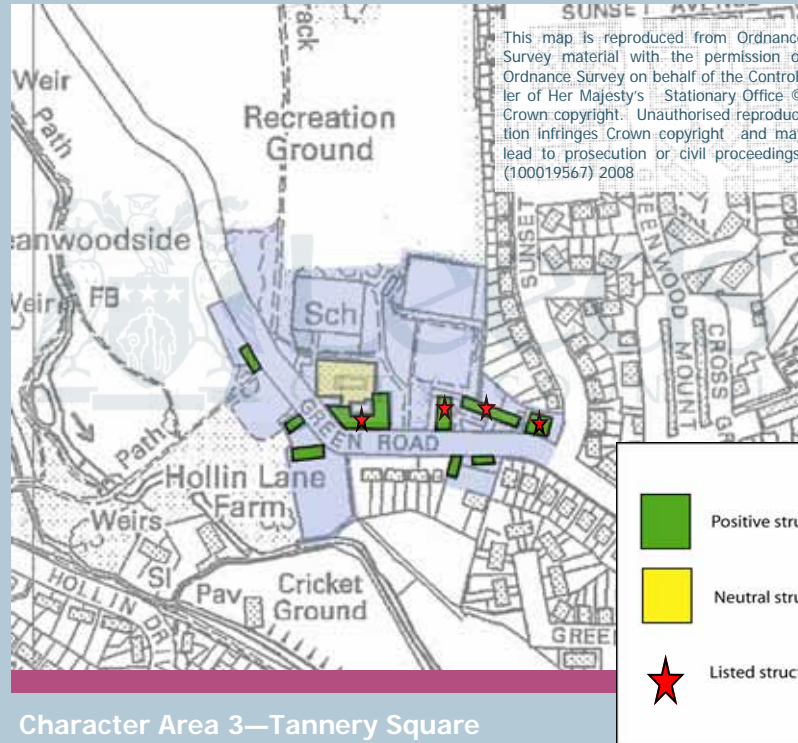
This character area is based along Green Road. It can be classed as one of Meanwood's more historic areas. The first structures on Tannery Square were built by 1837, with the Bywater Buildings added in 1852. The school and the Meanwood Institute both owe their origins to the Beckett family, who paid for their construction in 1840. All add value to the character and appearance of the conservation area.

The activity in this area is now one of a constant flow into and out of the area.

The school means that through the majority of the year there is a flow of cars and pedestrian traffic dropping off and picking up the children. Also there are those looking to access Meanwood Park. Activity therefore is quite high when compared with much of the Meanwood conservation area.

The structures themselves are of good quality and were originally in their own conservation area designated in 1972. This character area is important both in its own right, and as a corridor into Meanwood Park.

The grain of the area is strongly formed by the consistent palette of materials used within the properties on and around Tannery Square.



Character Area 3—Tannery Square



The Meanwood Institute, built c.1840 (Grade II listed)



The Bywater buildings, Tannery Square (1852) (Grade II listed)

The buildings generally have characteristics including;

- Variation in building types. With terrace housing present at Tannery Square, and large scale structures including Meanwood school and the Meanwood Institute.
- Two- storey eaves height typical.
- Property orientation to the road varies. With some facing straight onto the road, and others orientated with the gable facing the road.
- Original window and door details do survive, and add important character where present.
- Where original windows survive, there is a variation in types, with top-hung light windows, vertical sliding sash and horizontal sliding sash. Later uPVC windows are quite common, and do have a negative impact on the structures, particularly at 8-12 Tannery Square.
- The predominant building material is the locally quarried sandstone.
- Stone tile or slate roofing materials.
- The detailing of the domestic buildings is quite plain. The simple nature of these structures adds to the character. This adds a good contrast to the gothic detailing of Meanwood school.

Management Plan— Opportunities for management and enhancement

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

Management and enhancement within Meanwood Park

The Park is well protected by way of designations relating to green space (i.e. Local Nature Reserve and Green Belt etc), and the character and features within it contribute greatly to the Meanwood conservation area. A main area which could benefit from enhancement is that of the car park. Specific items for improvement include;

- Better Drainage
- A more attractive surface.
- Finding a reuse for the derelict historic barn structure.

Areas that should also be focused upon are the historic structures within and over the beck. Some are well

maintained and efforts should be made to continue this practice.



Unused historic structure adjacent to the parking area, providing an opportunity to enhance the area by restoring it and bringing it back to productive use.



Poor surfacing in the parking area, Meanwood Park



Historic weir and bridge. An example of good quality and well maintained park features.



New properties should be sympathetic to detailing of the existing architecture, such as here on Parkside Road. Note the terraced form and strong boundary treatment.

Sensitive new development in and adjacent to the conservation area

To be successful, any future development within the conservation area needs to be mindful of the local character of the village, while at the same time being distinctly of the 21st century and addressing contemporary issues such as sustainability.

A particular threat is the tendency for new build to be of suburban form and design, executed in materials of lower quality than the surrounding positive buildings. Equally, poorly designed and detailed 'pastiche' development can be as eroding to special character as development that shows no regard for its setting.

Successful new development in historic areas will:

- *Relate well to the geography and history of the place and the lie of the land*
- *Sit happily in the pattern of existing development and routes through and around it*
- *Respect important views*
- *Respect the scale of neighbouring buildings*
- *Use materials and building methods which are as high in quality as those used in existing buildings*
- *Create new views and juxtapositions which add to the variety and texture of their setting.*

Cabe and English Heritage, 2001, 'Building in Context: New development in historic areas'

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

Public realm enhancements



Historic boundary treatment and paving on Parkside Road

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

Particular issues that could benefit from enhancement include:

- Appropriate treatment for street furniture such as streetlights, such as a simple design painted black (as covered by current council policy).

- The sympathetic development and enhancement of surface treatments on public highways, particularly paths. The surfacing of some areas of the public highways could be improved. Inconsistent and patchy surfacing, as well of areas of disrepair are inappropriate to the conservation area.

- Increased number of street trees when services and budgets allow.
- More discrete public realm such as smaller traffic signs and paler yellow lines when they are due for renewal.

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. This will include;

- **Making sure the siting and design of road signs and street furniture in the conservation area should have regard to current English Heritage "Streets for All" guidance (see references).**
- **Retain historic paving in the conservation area and restore where appropriate and when possible.**
- **Ensuring that street lighting plan should respect the historic streetscape and proportions of buildings.**

Resistance to inappropriate forms of infill development

Conservation areas in general are sensitive to forms of inappropriate infill development or "garden grabbing". Often the infill that takes places does not take into account the scale, massing and proportion of structures in the area. Spaces 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 affect on the character and appearance of the conservation area.

Action: Where permitted, any development proposing the infill of a site, or the subdivision of a plot, should respond to the scale, proportion, layout and materials of positive structures within the conservation area.

Protect surviving historic architectural details and promote the replacement of inappropriate fixtures and fittings

Given the listed building coverage within the conservation area, it is surprising that incremental loss of traditional architectural detailing is an issue which is still occurring. Replacement of windows, doors, traditional wall surfaces and roof coverings with inappropriate materials and designs, is negative and affects

individual buildings and the wider streetscape. This cumulative change is particularly noticeable in the terrace rows where the original uniformity has been weakened.

Surviving historic features should be maintained and sympathetically repaired where necessary. Where historic fenestration and features have been lost in the identified positive buildings, reinstatement of appropriate, traditional detailed fittings is encouraged.



Simple but fine detailing on a property on Parkside Road

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:
Surviving historic features should be retained and where necessary sympathetically repaired.

Establish a local list

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

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

Action: Assist local groups where possible to establish a list of locally significant buildings

Development affecting the setting of the conservation area

It is important that development around the conservation area does not spoil its setting. Appropriate design and materials should still be used when designing structures adjacent to the conservation area.

Action:
The impact of developments that will be affecting the character and appearance of the conservation area, even if they are outside of it,

should be considered. This will ensure the character and setting of the conservation area is not compromised.

Tree management

Tree management is an important part of Meanwood conservation area. Many of the trees are covered by Tree Preservation Orders, with the management of the woodland a high priority within the park. This management though should also be considered by individuals, for those mature trees within their property boundaries.

Trees form an important part of the character of the area. Conservation area designation affords some degree of protection. However, to ensure that this element of Meanwood's special character is protected and enhanced a tree strategy should be formulated to access the need for the designation of more Tree Preservation Orders (TPOs) and general tree management issues if further required. A replanting strategy should also be considered in order to manage the impact of loss of trees through over maturity.

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

Boundary Treatments

Meanwood, due to its layout and historical context, is particularly at risk from the negative effects that can be caused by inappropriate boundary treatments within a conservation area. 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: It will be ensured that boundary treatments within Meanwood conservation area are consistent with the sympathetic and traditional nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible.



Views across the park from Meanwood Grove show the importance of tree management to the area



Historic stone walling and mature growth are common and appropriate boundary treatments within the conservation area.

References

Publications

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- Dickinson, G.C. (1995) "Meanwood and Far Headingley 1906: Yorkshire sheet 203.09" Old Ordnance Survey Maps – Alan Godfrey Maps
- Hopwood, W.A. Casperson, F.P. (1986) *Meanwood—Village, Valley, Industry and People*
- Ruston, C. (2006) *Meanwood Quarries and Quarrymen* Meanwood Village Association Publications

Maps

- First edition Ordnance Survey map—sheet 203, 1851 (6" - 1 mile scale)
- Second edition Ordnance Survey map—sheet 203, 1892 (6" - 1 mile scale)
- John Warburton's map of 1720 accessed from the West Yorkshire Archaeological Advisory Service

- Thomas Jefferson's map of 1775, accessed from the West Yorkshire Archaeological Archive Service

Council produced references

- Meanwood Valley Local Nature Reserve Management Plan.
- Leeds Unitary Development Plan

Acknowledgements

- West Yorkshire Archaeological Advisory Service (WYAAS).
- The Meanwood Valley Partnership
- The Meanwood Village Association

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Where to find out more

Local sources are:

- Central Library (Local & Family History Section), The Headrow, Leeds LS1. Tel 0113 247 8290 email: localstudies@leeds.gov.uk website: www.leeds.gov.uk/library
- West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds LS73AP. Tel-0113 214 5814 email: leeds@wyjs.org.uk website: www.archives.wyjs.org.uk

- West Yorkshire Archaeology Service, Newstead Road, Wakefield WF1 2DE Tel 01924 306810 email: wysmr@wyjs.org.uk website: www.arch.wyjs.org.uk

In addition, much information is available on other websites:

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

Local interest Groups

If you have found this appraisal of interest and would like to find out more, the following local interest groups are useful sources of knowledge;

- *Meanwood Village Association*
Contact—Anne Burgess
(0113 2758421)
- *Meanwood Valley Partnership*
Contact—Richard Lancaster
(0113 2956077)
- *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

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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 is no longer "permitted development" and will require planning permission. Examples are rear dormer windows, external cladding and most satellite dishes on front elevations.
- Advertisement controls are tighter
- Most work to trees has to be notified to the Council who has six weeks in which to decide to impose restrictions.

- Generally, higher standards of design apply for new buildings and alterations to existing ones.

Change is inevitable in most conservation areas and it is not the intention of the designation to prevent the continued evolution of places. The challenge within conservation areas is to manage change in a way that maintains, reinforces and enhances the special qualities of the area.

What is the purpose of this appraisal?

This appraisal provides the basis for making informed, sustainable decisions in the positive management, protection and enhancement of the conservation area.

It provides a clear understanding of the special interest of Meanwood conservation area by:

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

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

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

Planning policy context

This appraisal should be read in conjunction with the wider national, regional and local planning policy and guidance. Relevant documents include:

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

Community involvement and adoption

The draft version of this appraisal went through a public consultation process. This was a six week period of public consultation including:

- An event in conjunction with Meanwood Valley Partnership which launched the appraisal and included

a presentation of the findings of the appraisal.

- Stakeholders and interested parties in the area were identified. Direct leafleting was undertaken to all properties within the proposed conservation area boundary.
- The appraisal was made available through the Council's website
- The consultation will be advertised where possible in locally affected areas.

The consultation responses were evaluated and the appraisal was amended in light of comments received. When it was appropriate to do so. This document was approved by Leeds City Council in November 2008, by way of formal endorsement by the Planning Board at the meeting in November 2008. The appraisal will be a material consideration when applications for change within the conservation area or its setting are considered by the Council.