



**Rawdon Low Green is a place of special architectural and historic interest.**

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



## Rawdon Low Green

### CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions—30 May 2011.

## Summary of Special Interest

Rawdon Low Green is a historic settlement with evidence of occupation from the 17th century to the present day. Whilst this small settlement itself is steeped in history, its modern day appearance is reliant on a few very significant characteristics;

- The area appears fundamentally unchanged in the last 150 years. The tight knit construction of the historic buildings has left very little room for development in and around the area, thereby retaining a strong element of its historic identity
- The architecture on the whole is very focussed on a period in time, with three storey weaving cottages dominating the visual character and appearance of the area.
- The conservation area remains physically detached from the suburban sprawl of Rawdon by Leeds Road. This independence ensures Low Green retains a level of independency unlike the other once detached settlements in Rawdon, such as Littlemoor.
- A consistent palette of the materials, with very few modern materials exemplifies Rawdon Low Green's historic character and appearance.

Whilst these factors are key elements in the special character and appearance of

Rawdon Low Green other factors such as landscape setting, mature trees and farm buildings all play a part which establishes Low Green as a village of very special architectural and historic interest, the character and appearance of which deserves the protection which conservation area status brings.

## Summary of Issues

The Rawdon Low Green Conservation Area is of both special architectural and historic interest which is worthy of conservation area status. The area has lost a few key elements of its past and has been affected by developments which may not be in keeping with historic character. There is therefore a need for guidance to preserve and enhance the area. The protection of the special character of the conservation area depends on positive conservation management provided in this document. The following key issues have been identified;

- Risk of inappropriate infill development.
- Inappropriate materials used on new build properties within the conservation area, and affecting the setting of it.
- Poor choice of materials during the replacement of historic features.
- The loss of important historic detailing on many properties.



Aerial view of the Rawdon Low Green Conservation Area.



Many of the properties in Rawdon Low Green have historic origins, but modern detailing.



The high density construction of the area has enabled it to retain a high concentration of historic buildings.



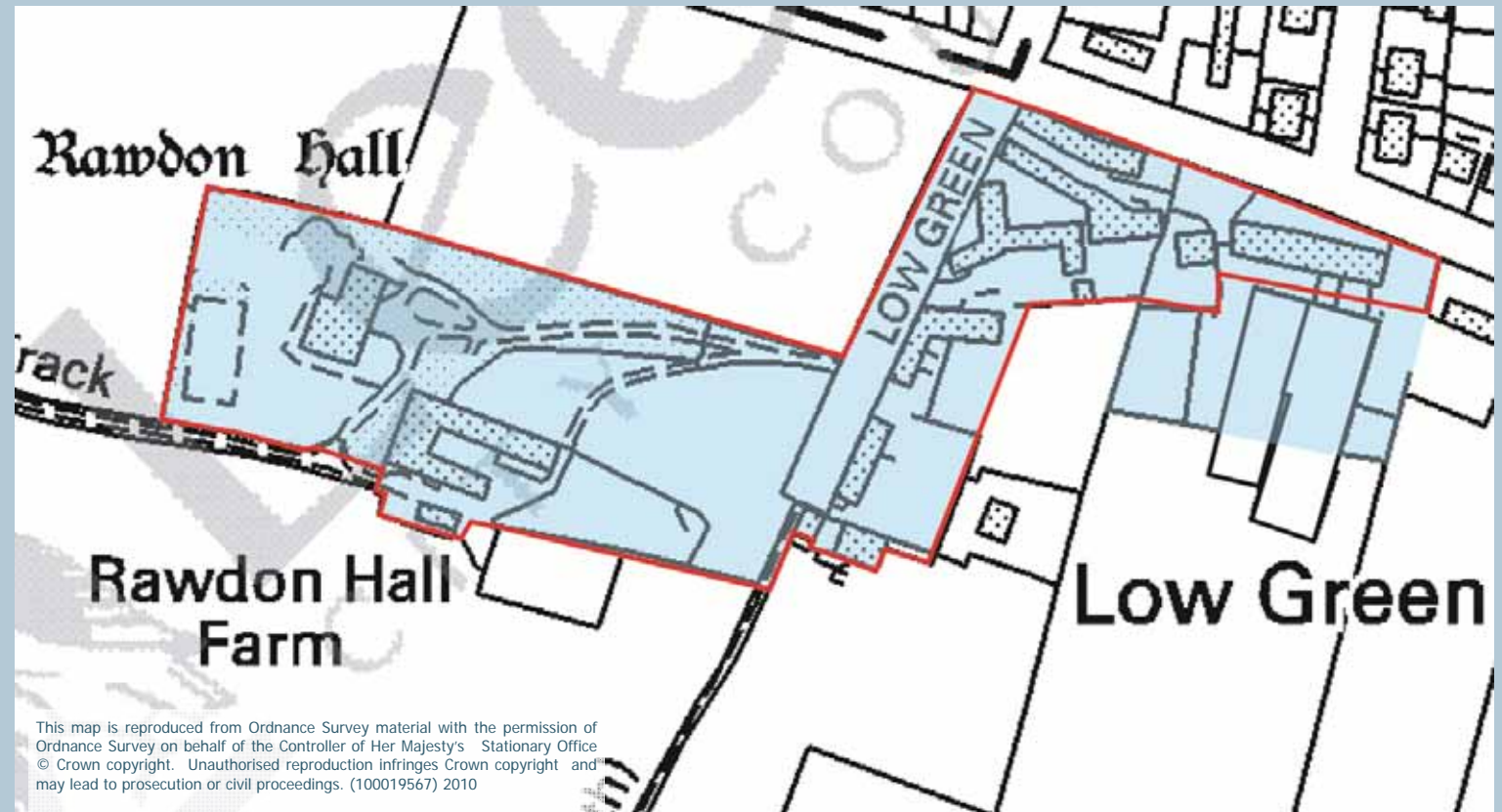
## Extent of the conservation area

This conservation area study for Rawdon Low Green closely follows the framework for an appraisal in the English Heritage document 'Guidance on Conservation Area Appraisals' published in 2006.

The survey work was carried out between November 2010 and January 2011.

Current guidance states that conservation area boundaries must be clearly based on analysis of the architectural and historic character of the area. For this reason any boundary must reflect the character defined in this appraisal. It would not be acceptable to include a part of an area of a specific character and not another. Inclusion of a character area within the conservation area must depend on an analysis of its historic importance and significance.

Conservation areas are not intended to prevent development altogether. They ensure that development is monitored and controlled to ensure that proposals within or adjacent to the conservation area are sympathetic to the character and appearance of their surroundings. They also ensure that development does not cause the destruction of key features that are essential to fully appreciate its special character and historical context.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (100019567) 2010

Map showing the Rawdon Low Green Conservation Area



The conservation area was originally designated on 20th April 1988. The review which resulted in the production of the current boundary and associated conservation area appraisal and management plan was approved on 30th May 2011.



Rawdon Low Green conservation area is based around historic character derived from its historic architecture



The Rawdon Low Green Conservation Area includes Rawdon Hall, a place of special architectural and historic interest.

# Assessing the Special Interest

## Location and Setting

Rawdon is a suburb of Leeds, located to the north west of Leeds city centre. It is approximately 11 kilometres (7 miles) Leeds city centre and is accessed most readily via the A65 from the east and west. The conservation area sits within the Horsforth ward of the Leeds City Council municipal authority.

The surrounding landscape is formed of steeply sloping land to the south, due to the conservation area being located on the north slope of the Aire Valley. The surrounding fields are predominantly pastoral farmland, with large fields bordered by low gapped hedges with occasional hedgerow trees.

## General character and plan form

The conservation area sits on the north slope of the Aire valley. Low Green is on the whole a nucleated development to the south of Rawdon village, the small community probably developed following the construction of Rawdon Hall in the late 17th century. Evidence for former community uses are still present within the conservation area (school and weaving buildings), with a mix of uses in the area still present. The area though is predominantly residential and is adjacent to the suburban development of Rawdon.

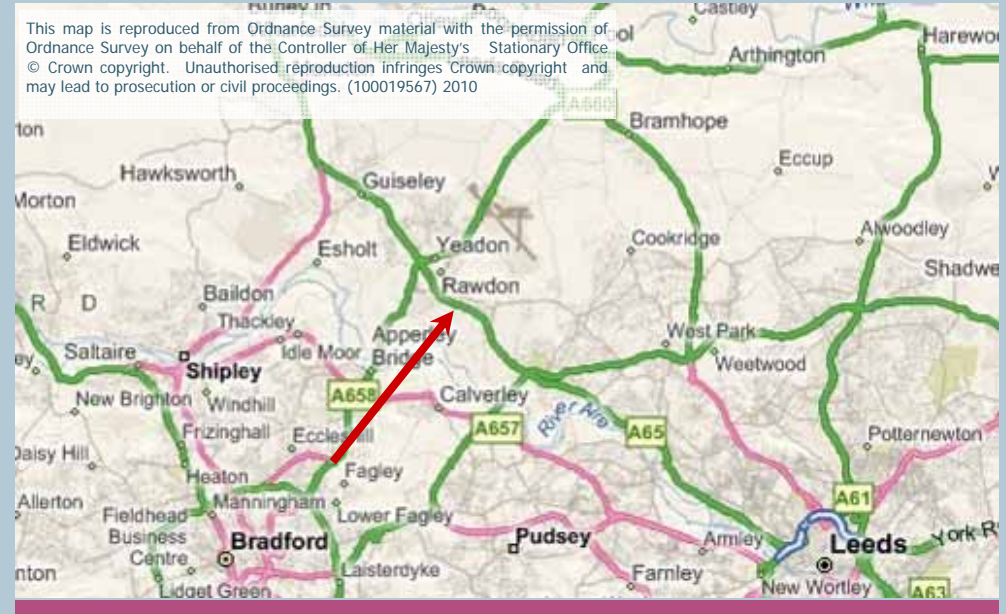
The most significant views out of the conservation area are to the south across the Aire Valley towards Bradford. With suburban development taking place to the north of the conservation area on the north side of Leeds/Rawdon Road (A65), and the landscape setting of the south side of the Low Green restricting development, Low Green still retains a level of independence which separates it both physically and historically from surrounding areas.

## Geology, topography and landscape setting

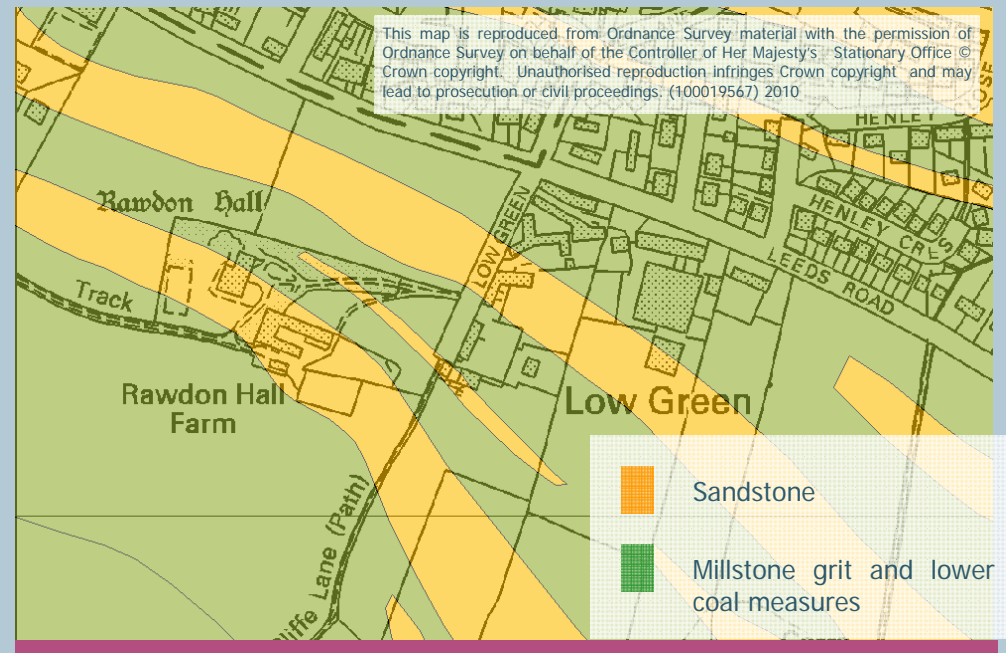
The conservation area is situated almost entirely on rough rock formation Sandstone. The sandstone is significant to the development of the area as it provided a source of readily available materials for construction of local housing. It is this locally produced stone that helps to establish its unique sense of identity.

The settlement is located on the steep northern slope of the Aire Valley. The highest point in conservation area is towards the northern end and is approximately 164 metres above sea level with the ground then sloping steeply down to the south.

There is variation in the surrounding landscape including: wooded areas, open green space and built-up areas. The development and layout means that the conservation area retains its own identity, despite being located adjacent to suburban development.



Rawdon Low Green in its wider context



The solid geology of the Rawdon Low Green Conservation Area.



# Origins and Evolution

## The Prehistoric Area

The earliest evidence for human activity in this area is a Bronze Age axe c2,600 BC – 700 BC, found in the vicinity of Billing Hill – a prominent tree-topped hill. There are also reports of a gold torc having been found in the surrounding area in 1780, and this would probably be Iron Age (c.700 BC – 1<sup>st</sup> century AD).

## Medieval development and Rawdon Hall

Although Rawdon is listed in the Domesday Survey of 1086 (the name is thought to mean “rough valley”), there are no recorded archaeological sites within the conservation area during the Roman or early medieval periods. Earthworks of possible Medieval date (though of unknown type) have been noted to the south-east of Rawdon Hall Farm, however early cartographic evidence suggests that the conservation area appears to have remained, on the whole, undeveloped until the construction of Rawdon Hall in the 17<sup>th</sup> century.

Rawdon Hall is an early 17<sup>th</sup>-century manor house, built by the Rawdon family (in at least two builds) and is now a Grade II\* listed building. George Rawdon originally built the house, and his initials are incised above the porch of the hall range, along with the date 1625, whilst those of his son, Francis,

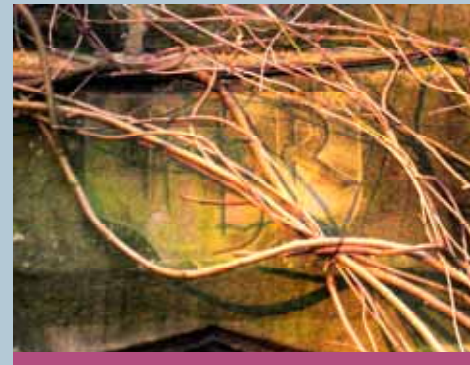


Jeffrey's map of 1775 highlights Rawdon (Rawden), but identifies neither Low Green nor Rawdon Hall.

can be seen on the later 3-storey projecting parlour wing. The hall retains all its mullioned windows and has a well preserved interior, with fully panelled rooms in the ground floor rooms of the south and west wings. Other notable architectural features include Renaissance-style carved overmantels, and, in the hall range, an unusual stone wall with carved frieze flanking a richly moulded doorway. An 'orchard and garden' are also marked on the tithe mapping of 1837 immediately to the west of Rawdon Hall, and are depicted in detail on the 1<sup>st</sup> edition OS map (6" to 1 mile), which was surveyed in 1848. The majority of the farm buildings of Rawdon Hall Farm do not appear on the historic OS mapping until the late 19<sup>th</sup> century. Nevertheless, during the second half of the 18<sup>th</sup> century simple forms of mechanised agriculture were present in Rawdon, and one of the town's ten horse mills (used primarily



Rawdon Hall is a very significant building in the conservation area, though the landscape setting ensures that it doesn't dominate its surroundings. The development of the house may have led in turn to the development of Low Green



The initials of Francis Rawdon can be seen on the 17th century projecting parlour wing of the hall.



Rawdon Hall Farm is a very significant building in the conservation area, the majority of which dates from the late Victorian period

for grinding grain) was reputedly located at the rear of Rawdon Hall.

### 19th Century Low Green

Low Green, first referenced on Thorpe's map of 1820, consists of a small group of buildings, to the north east of Rawdon Hall. The majority of these are listed as domestic dwellings on the tithe mapping, however a number of the buildings (Nos. 8-10) are listed on the tithe map as 'house, garden and warehouse' suggesting that they were also in use as weavers' houses in the early 19<sup>th</sup> century. Nos. 8-10 are similar in style to those at Rawdon Little London, and are characterised by their three storeys; the topmost being a well-lit and open attic where the weaving would have taken place. Originally, the row at Low Green would have been a terrace of four, however, the southernmost house was destroyed by fire in 1944. The settlement of Low Green may have originated as workers houses for those employed on the Rawdon Hall estate. Its small and independent community development followed on from this.

Also present at Low Green was a Friends' School, opened 1832. As illustrated by other conservation areas located in and around Rawdon, the area had a large non-conformist community, and by 1851 there were 53 pupils (including boys and girls as Quakers have a firm tradition of co-education) attending the Quaker school at Low Green. This meant that extensions to the building had to be made in both the

1860s and 1898 to accommodate the increasing number of pupils. Sadly, almost a third of the original school building was destroyed by fire in 1878. By the 1920s, the school had closed, and the site was turned into domestic tenements. Today, the site is occupied as a light industrial estate and the associated headmaster's house is a private dwelling. Nevertheless, an incised stone bearing the words 'Friends School' is still incorporated into the front facade.

### 20th century commercial decline and domestic developments

Into the 20th century the area of Low Green developed into an area of domestic houses and light industrial/business uses. Whilst these changes of use and mechanisation impacted to some extent on the area, particularly with regards surface treatments, the landscape setting and high density infill development, enabling the area to retain a level of independence from the suburban development that began to impact on historic settlements to the north and east from the mid 20th century.

Today Rawdon Low Green is a settlement still separate from Rawdon village, and the other suburban areas around it. Its historic buildings still dominate its architecture and surrounding green fields still give the impression of a small development in a rural setting.



The first edition Ordnance Survey map of 1851 highlights Low Green's independence from central Rawdon. Today Rawdon retains a very similar character. Despite housing now being present directly on the other side of Leeds Road



The Friends' School was one of many non-conformist buildings in Rawdon in the mid-19th century.



Three-storey weavers houses are common place in the conservation area, and may identify Low Green as a small centre for textile production in the early 19th century.



# Character Analysis

## Spatial Analysis

### Settlement form

Low Green developed as a small independent group of buildings in Rawdon, probably associated with the 17th century Rawdon Hall. Low Green retains its nucleated form and despite 20th century suburban developments surrounding it, the group retains its historic settlement form, independence and character.

### Character of Spaces

The built environment of the conservation area itself is very tightly packed with very little room for development. The key spaces within the area are those located between the complexes of three-storey former weavers' houses. The area was originally developed on steeply sloping land. Due to the steeply sloping landscape of the area none of the historic properties, regardless of their scale and massing, dominate the conservation area. Interaction between the buildings and the narrow Low Green road give the area a high density and intimate character and appearance that contrasts with the open fields that surround much of it.

### Key views

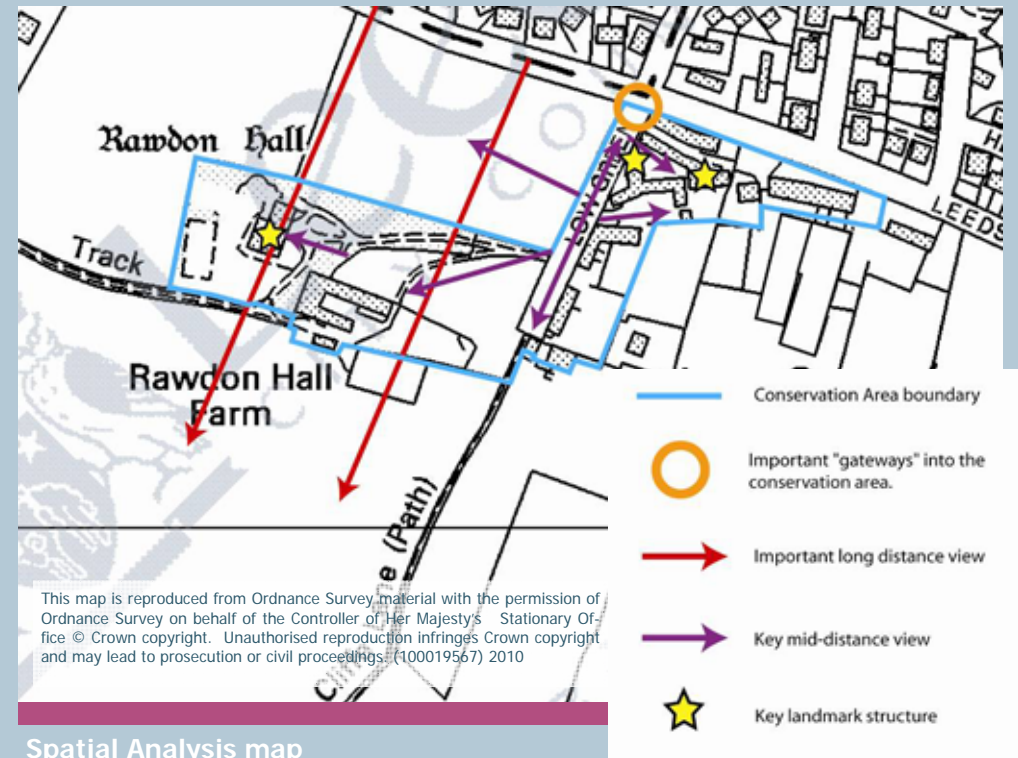
Due to the hamlet being located on the steeply sloping northern slope of the Aire Valley, views are generally restricted to the south towards Bradford.

The narrow Low Green road channels views towards Cliffe Lane to the south when looking south. This view has very few focal points. When looking north from the bottom of the conservation area the three-storey historic architecture dominates. The tree coverage and landscape setting means views of Rawdon Hall and Rawdon Hall Farm are very restricted.

### Activity and layout

The conservation area has a lot of vehicular activity due to the industrial/commercial use of many of the buildings. Being located next to the busy A65, the vehicular activity is further emphasised.

Due to the historic development of the area, the village has a high density and irregular feel. The historic materials and high density building result in a consistent appearance which ensure the character is not compromised by adjacent more modern developments.



Spatial Analysis map



Long distance views towards the southern slope of the Aire Valley are important features of the conservation area.



Views towards agricultural fields which surround much of the conservation area are important for its setting and appearance.

# Character Analysis

## Built Environment

### Architectural characteristics

The majority of the buildings in the conservation area date from the early 19th to early 20th centuries.

There are various architectural characteristics which make a positive impact on the appearance of the area;

- The design of all the structures is generally simple, with the majority of positive buildings having very little architectural ornament. This lack of ornament is key to the retention of the rural and historic character and appearance of the area.
- Domestic properties on the whole are consistently two/three storeys, many of large industrial scale and with regular fenestration. They are generally orientated to face the street, and are located on the back of pavement edge, with some set back behind historic boundary walls. Smaller domestic cottages/terrace rows are also present and contribute to the character of the area.

### Local details

The conservation originally developed as an independent location with a small weaving population. The majority of the dominant buildings in the area are the three-storey weaver's cottages that were important to the textile process of West Yorkshire in the late 18th/early 19th century. This is very characteristic to the conservation area.

Structures of an ecclesiastical or higher status domestic nature such as the former 'Friends School' and Rawdon Hall have an increased level of ornate detail. Although not peculiar to the conservation area the ornamental detail adds interest and variation.

There is a consistent use of stone boundary walls running throughout the conservation area which relate well with the rural character of the area. These are extremely positive features and are very important to maintaining the appearance of the area

### Materials

The conservation area is located on sources of sandstone and millstone grit which were understandably employed for the construction of most buildings, used in regular courses. The dominant roof materials are heavy stone slate and Welsh slate. This variation of traditional material, as well as the retention of chimney stacks and pots adds interest to the roofscape.



Three storey construction, regularly coursed sandstone, and regular fenestration patterns all contribute to the historic character and appearance of the conservation area



The buildings on the whole are of simple construction with little ornamentation



Chimney stacks and slate are important characteristics of the roofscape of the conservation area.



# Character Analysis

## Streetscape and public realm

The conservation area is very small and is located adjacent to the very busy vehicular route of the A65 which has, understandably, standard public realm features including speed cameras and bus stops.

Within the conservation area the streetscape features which are important include;

- Rural landscape setting adds important variation to the character of the conservation area.
- The many properties which are located on the back-of-pavement create enclosed spaces and a strong streetscape in the historic centre.
- Variation in the orientation of structures and the impact they have on the streetscape from their size, scale and status.
- Street lighting within the conservation area is simple and low scale.
- The pavement surfacing in many areas, particularly the yards between the light industrial buildings, has been covered with asphalt. This does not relate particularly well to the traditional materials, but when used consistently does not impact too

negatively on the conservation area.

## Greenscape

The small and high density nature of Low Green means that the conservation area itself has a limited natural environment. The steep sloping landscape of the area, emphasises short and long distant views of green space outside of the conservation area.

- Countryside setting

The surrounding landscape is very significant to the character and appearance of Rawdon. The steeply sloping Aire Valley setting provides views to the south. Adjacent open fields identify a rural character whilst enabling Low Green to retain the character and appearance of a small historic industrial settlement.

- Mature trees

Mature trees play a significant role in the conservation area. Individual trees and small groups along the roads enhance the rural and natural feel of the conservation area. Heavily treed areas, in the grounds of Rawdon Hall, have a positive impact on the conservation area.



The back of pavement location of many of the historic buildings is an important characteristic in the conservation area. This creates a sense of enclosure, which contrasts with the surrounding open fields.



The approach to Rawdon Hall and Rawdon Hall Farm is important to the rural appearance of the conservation area.



The open rural setting to the south contrasts sharply with the appearance of the conservation area.

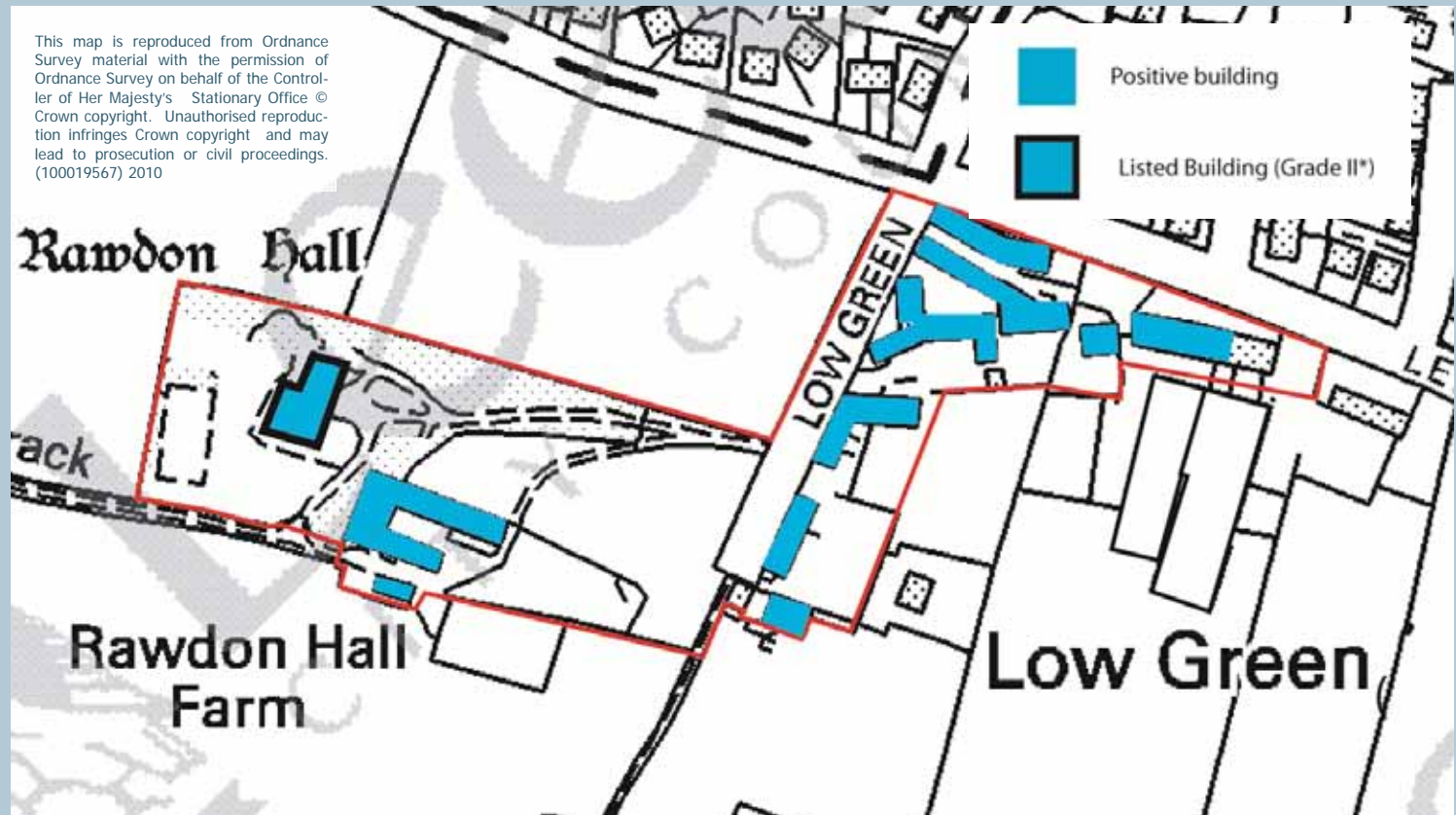
# Character Analysis

## Positive buildings

On the individual character area maps buildings coloured blue make a positive contribution to the character and appearance of the 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 the conservation of heritage assets. Substantial harm or loss affecting any designated heritage assets (the conservation area) should require clear and convincing justification. Any application to demolish a positive building will require justification taking into account the considerations at HE9.4 of Planning Policy Statement 5: Planning for the Historic Environment.



Buildings do not have to be picturesque to make a positive contribution to the conservation area



Whilst some buildings may have modern extensions, they often retain a historic core which is important to the conservation area



The former Friends School is one of many positive buildings in the conservation area.



# Character Analysis

## Overall summary of character

The historic Low Green retains a high level of build quality and an overwhelming stock of positive historic buildings. The landscape setting and the high density development of the historic buildings means that Low Green has remained virtually unchanged for 150 years and has retained a character and appearance of an independent historic settlement.

Key characteristics which make a positive contribution throughout the conservation area:

- Regularly coursed millstone/sandstone the predominant material for buildings/boundary walls.
- Two and three storey scale and massing of buildings.
- Buildings orientated on the whole to face the street, with many located on the back of pavement edge.
- Regularly spaced fenestration on all buildings.
- Traditional roofing materials with chimney stacks and pots.
- Traditional stone and/or mature hedgerow boundary treatments.
- Matures trees interspersed with properties.
- Open green spaces and mature woodland areas in the adjacent landscape.

- Permeability through the conservation area via footpaths and lanes.

Key ways to retain character:

- Keep the two/three storey scale and massing within the conservation area.
- Spaces between buildings should be retained. The layout of buildings should be sympathetic to positive buildings in the conservation area.
- New build properties to be normally of two/three storeys and employing regular fenestration.
- Keys views towards open green space not compromised.
- Use of millstone grit/sandstone in the construction of new boundary walls and buildings.
- Permeability through the conservation area via footpaths and lanes.
- Retention of footpaths and ginnels.
- Continued use of traditional roofing materials with chimney stack and pots to articulate the roofscape.



Any new build properties should take reference from existing positive architecture within the conservation area, particularly with regards scale, materials and detailing and respect important views.



Important views within and away from the conservation area should be respected and retained.



The existing scale and massing of buildings should be respected in any new developments

## Management Plan— Opportunities for management and enhancement

This section highlights opportunities to further enhance the character and setting of the Rawdon Low Green 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, but highlights several key themes.

### Tree management

Trees form an important part of the character of the area. Conservation area designation affords some degree of protection. A tree that has a trunk diameter of 7.5cm when measured at 1.5 metres above ground level is protected within a conservation area. Six weeks notification to Leeds City Council is required to undertake works to trees above this size. If the works are deemed unacceptable then a Tree Preservation Order may be made to give the tree permanent protection. If possible a tree strategy could be undertaken to identify the most significant trees in a conservation area. This could lead to the designation of more Tree Preservation Orders (TPOs) and can also identify 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 local green character.

### Resistance to inappropriate forms of infill development

There would be very limited opportunity for development in and around the conservation area due to it being washed over by the Green Belt and being located within a special landscape area. Development would be wholly inappropriate unless there are very special circumstances. If granted permission any future development within the conservation area needs to be mindful of the local character of the conservation area, while at the same time addressing contemporary issues such as sustainability.

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

Conservation areas are sensitive to the effect of new development. Often the infill 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



The character of space is important to the historic appearance of the conservation area.

maintaining the character of the area. The failure to ensure that these characteristics are upheld can result in developments that will have a detrimental effect on the character and appearance of the conservation area.

*Successful new development in historic areas will:*

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



New development within the conservation area should respect the character and appearance of existing architecture.

- *Create new views and juxtapositions which add to the variety and texture of their setting.*

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

### Action:

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

**There will be a presumption against infill development which does not preserve or enhance the character and appearance of the area. New development should**



respond to the scale, proportion, layout, boundary features and materials of positive structures within the conservation area, as well as the spaces in between them and the effect this may have on the amenity of adjacent properties.

### Public realm enhancements

Due to the small scale of the conservation area there is very little public realm. Though 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.

**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.

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

The incremental loss of traditional architectural detailing is an issue which affects many conservation areas. Replacement of windows, doors and roof coverings with inappropriate

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

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.

By encouraging the protection of surviving historic detail and the reinstatement of appropriately detailed fittings in the defined positive buildings, the character of the conservation area can be further enhanced.

**Action:**  
Where repairs or alterations are proposed on historic structures, surviving historic features should be retained and where necessary sympathetically repaired.

### Development affecting the setting of the conservation area

It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be detrimentally affected by inappropriate placed structures, or groups of structures, at key locations around the conservation area. Appropriate design and materials should still be used when designing structures adjacent to the conservation area, as well as consideration given to the impact it may have on views towards and away from the conservation area.

**Action:**  
The impact of developments outside the conservation area that might affect the character and appearance of the conservation area should be considered. This will ensure the character and setting of the conservation area is not compromised.

### Protect archaeological remains

The conservation area is a place of key archaeological interest due to its historic development. The areas around Rawdon Hall are the most sensitive and archaeological analysis should be undertaken in this area before any development should take place.

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

### Energy performance and the historic environment

Climate change and economic uncertainty has increased the need for properties, both domestic and commercial, to improve their energy efficiency by both decreasing carbon emissions and decreasing the strain on fossil fuels. As Central Government's Planning Policy Statement 5 states:

"The historic environment has an important role to play in addressing climate change." The retention and reuse of heritage assets avoids the material and energy costs of new development. The City Council also encourages home owners and developers to find solution to improve energy efficiency. This can be undertaken by simple maintenance and repair of properties, ensuring that they are draft free and in good condition, as well as the use of microregeneration equipment and energy renewables. Conservation areas and listed buildings can be sensitive to the this form of development though, so every care should be made to ensure that the installation of items such as wind turbines and solar panels should sit comfortably in the historic environment, and should be sympathetic to context in which they are placed.

**Action:**  
There will be the assumption that the existing building stock is reused where possible. Where permission is required, it will be ensured that the installation of microregeneration equipment on a building does not have a negative impact on the special character and appearance of the conservation area.

## References

### Published sources

Pevsner, N. Yorkshire West Riding, London 2009

Royal Commission on the Historical Monuments of England & West Yorkshire Metropolitan County Council, 1986, *Rural Houses of West Yorkshire 1400-1830*, Her Majesty's Stationery Office, London

### Policy and strategy documents

Cabe and English Heritage, 2001, *Building in context*

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

Department for Communities and Local Government, 2010, *Planning Policy Statement 5 (PPS 5) - Planning for the Historic Environment*

English Heritage, 2006, *Guidance on conservation area appraisals*

English Heritage, 2006, *Guidance on the management of conservation areas*

English Heritage, 2005, *Streets for All - Yorkshire and Humber*

Land Use Consultants, 1994, *Leeds Landscape Assessment*.

Leeds City Council, 2003, *Neighbourhoods for Living. A guide for residential design in Leeds*

Leeds City Council, 2006, *Leeds Unitary Development Plan (Review 2006), Vol. 1: Written Statement, Vol. 2: Appendices*

### Map sources

Jeffry's Map of 1775

1848 – Ordnance Survey 1:10,000  
1891 – Ordnance Survey 1: 2,500  
1909 – Ordnance Survey 1: 2,500  
1956 – Ordnance Survey 1:10,000

## Acknowledgements

- West Yorkshire Archaeological Advisory Service (WYAAS).

The funding for the production of this document was made available through the Outer North West Area Committee of Leeds City Council with the support of the Horsforth ward councillors.

## Where to find out more

Local sources are:

<http://www.a-history-of-rawdon.co.uk/>

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

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

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

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

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

In addition, much information is available on other websites:

- Access to archives - [www.a2a.org.uk](http://www.a2a.org.uk)
- [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) includes all listed building descriptions and some photos
- [www.leodis.net](http://www.leodis.net) has archive photos of the Leeds district

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

## Copyright

The maps are based on Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution and/or civil proceedings. The map data, derived from Ordnance Survey mapping, included within this publication is provided by Leeds City Council under licence from the Ordnance Survey in order to fulfil its public function to publicise local public services. Leeds City Council Licence No. (100019567) 2010.



## 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 which 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 Rawdon Low Green 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
- Department for Communities and Local Government, 2010, *Planning Policy Statement 5 (PPS 5) - Planning for the 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 document that will ultimately replace the Local Plan.

### Community involvement and adoption

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

- Identified stakeholders and interested parties being directly notified by letter.
- The appraisal and response form being made available through the Council's website.
- Posters were placed around the conservation area directing residents towards the information on-line and the public meeting which took place on 24th February 2011 at Trinity Church Hall, New Road Side, Rawdon..
- The consultation was placed on Leeds City Council's 'Talking Point' public consultation system.
- Press releases were distributed.

The consultation responses were evaluated and the appraisal amended in light of comments received. This document will be proposed for approval at the Leeds City Council Planning Board. If approved the appraisal will be a material consideration when applications for change within the conservation area or its setting are considered by the Council from 30th May 2011.