



**Nether Yeadon 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.**



# Nether Yeadon

CONSERVATION AREA  
APPRaisal & MANAGEMENT PLAN

Draft for Consultation 26th January to 9th March 2015

# Overview

## Summary of special interest

The Nether Yeadon Conservation Area represents a rare survival of older rural and very early industrial townscape of sparsely populated, but interlinked farmsteads, cottages and houses that historically defined the earlier origins of much of the Rawdon area. The open spaces, landscape, views and exposed character all contribute to this highly distinctive and unique place.

## Summary of issues

Nether Yeadon retains the open character, built forms and landscape that represent a rare survival of pre industrialised settlement patterns in this area. Many nearby Conservation Areas such as Rawdon Little London and Little Moor all began life as similar sparsely populated, semi agricultural settlements that were later in-filled by terrace forms as population and local employment opportunities increased and industry became more mechanised.

Early water powered industry became established in Nether Yeadon but halted prior to mass industrialisation and as such the Character of the Conservation Area is one that halted on the cusp of change from rural community, to industrial town.

Nether Yeadon represents a rare survival of this older settlement form

and it is therefore unique in its context and within the locality.

The Conservation Area contains some increased density to the North of New Road, in Henshaw, but the majority of the area is defined by open vistas, country lanes and a loosely interlinked pattern of buildings that all contribute to the overriding character.

There has been no extensive loss or damage to the Conservation Area but loss of historic window frames has been extensive where older sash windows have been replaced by casement fenestration. Sometimes historic mullions have been removed also.

There is also good survival of historic walling in the area, although historic dry stone, field walls have been eroded due to lack of maintenance, damage and changing farming techniques. Ancient hedgerows also flank Warm Lane and are of historic interest.

The settlement has seen little change in 200 years except for some minor infill which has eroded some elements of the historic environment and setting of some historic buildings, but to a lesser extent than some other areas. The main new infill was the new housing on what was the old gasworks site, now Pennythorn Drive, which makes an attempt to pay attention to the character of the area. The extensive mass housing around Greanlea Road contributes nothing to the setting of the Conservation Area but is also fortunately sheltered by extensive



**Top:** The isolated, 'wind blown' setting of High Fold, so characteristic of a traditional Yorkshire Farm. **Below:** Cottages on Gill Lane. **Right:** The rural character of Gill Lane which is also a defining local characteristic.



mature woodland and the local topography.

All new build schemes should be responsive in terms of form, materials and local character and be based upon sound understanding and analysis of the Conservation Area including respecting the 'isolated' or landscaped setting of important listed buildings.

## Location and Context

Nether Yeadon has been designated as a new Conservation Area based upon the area's special architectural and historic interest. The Conservation Area covers the rural and semi rural areas around Gill Lane and Warm Lane, but also contains Henshaw whose relationship to Nether Yeadon has always been interlinked.

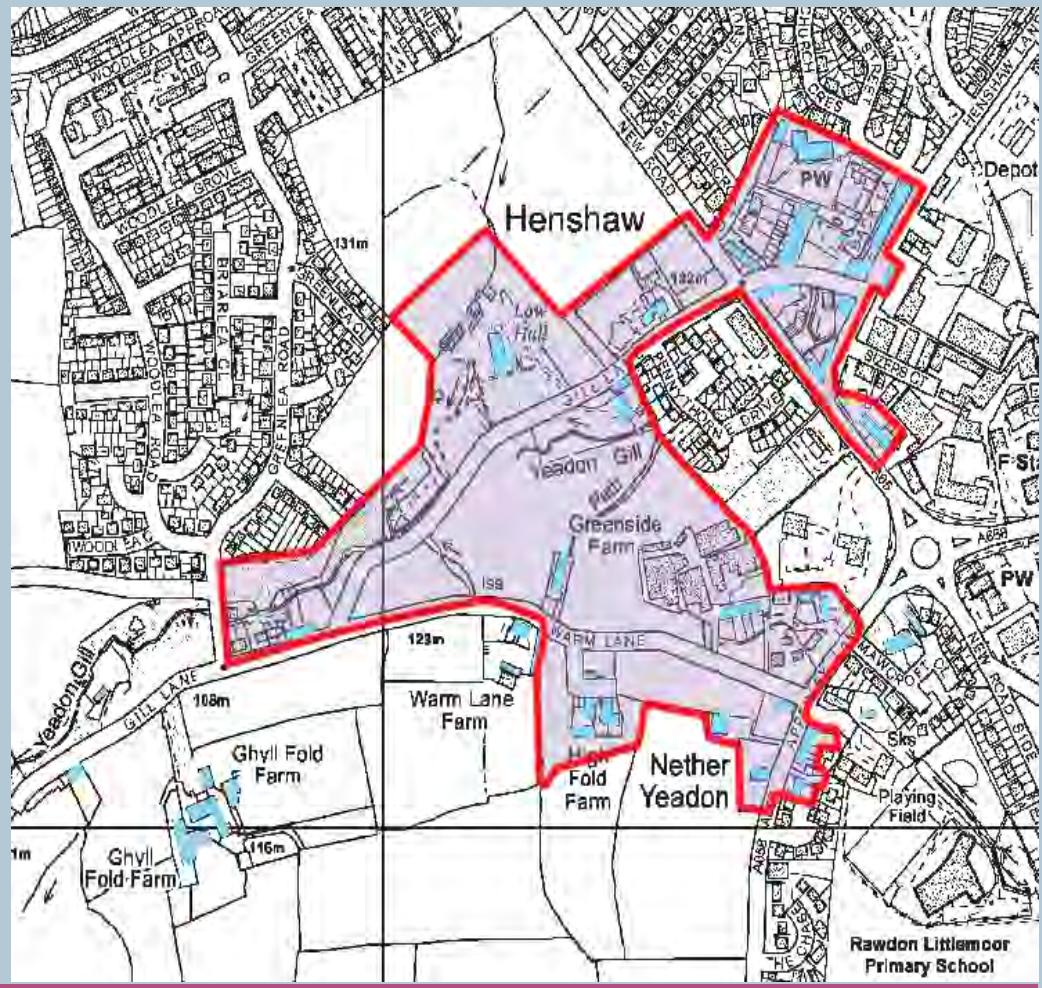
The farmsteads and cottages are loosely arranged around the triangular area of land between Gill Lane and Warm Lane and this acts as a focal point and place of orientation for the settlement. Buildings are visibly interlinked and footpaths criss-cross this area and formed historic routes that respected contemporary desire lines from the early industry that was located along Yeadon Gill.

The more densely populated Henshaw is a much tighter grain and represents the more developed but historically related character of the area.

The Conservation Area boundary is shown on the map, right, the main areas of designation are as follows:

- The core of the Conservation Area is focussed around the open space between Gill Lane and Warm Lane and extends into Henshaw to the North East.

- The Listed Buildings of Low Hall, High Fold, Old Rawdon Manse and 24/26 Gill Lane are included.
- St John's Church forms the northern boundary and the junction of Gill Lane leading to Greanlea Road form the southern boundary.



### Conservation Area Boundary for Nether Yeadon.

- The open fields to the south that are important for the setting of the Conservation Area as well as the setting of the listed buildings of High Fold and Old Rawdon Manse.
- The important open space between Warm Lane and Gill Lane that maintains visual (and historical) links between High Fold Farm the row of cottages at Gyllroyd and Low Hall.
- The tight urban forms of Henshaw and its historic relationship to Nether Yeadon.
- Green and the later turnpike Leeds Road.
- The early water powered industrial sites alongside Yeadon Gill.

# Location and context

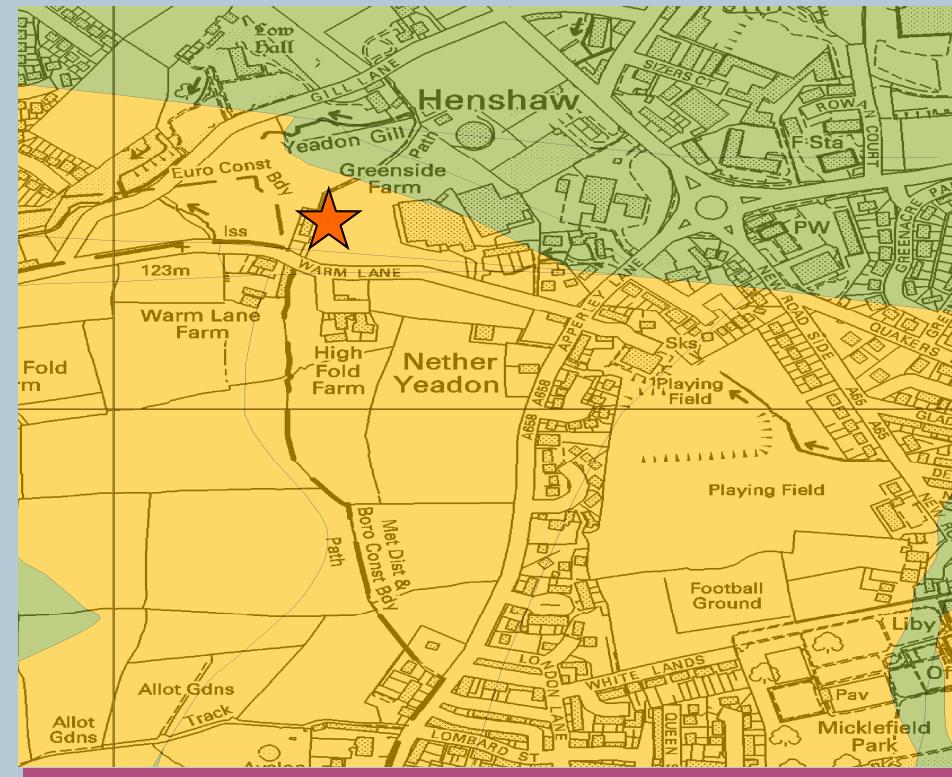
## Location and setting

Nether Yeadon is located between Leeds and Bradford approximately 9 miles northwest of Leeds City Centre. It is located in the ward of Guiseley and Yeadon and makes up the part of the Aireborough district. Contained in the conservation area are 8 listed buildings, which include examples of early Yeomen's houses and agricultural buildings (within an established agricultural setting). These types of buildings create the special rural character of the Nether Yeadon Area. Building types as found in Nether

Yeadon do survive in other areas in the vicinity but the majority have been altered significantly (from 19th century industrial development), completely changing their original rural setting. Across the Conservation Area are the historic sunken lanes of Gill Lane and Warm Lane with a series of public footpaths running from them. These lanes originally serviced the three water mills in the valley that represent the early industry that once existed here.

## Geology, topography and landscape setting

The underlying geology of this site is Lower Coal Measures comprising of sandstone and millstone grit. (British



Above: Sandstone (yellow) and Millstone Grit (green) underlay Nether Yeadon and have been the traditional building materials throughout its history.

Geological Survey 2009). Much of this raw material has traditionally been quarried locally and dictated the area's aesthetic and vernacular form.

The landscape is mainly of an open rural agricultural nature overlooking isolated farmsteads and the Upper Aire valley.



# Historic development

## Origins and historic settlement

Yeadon consisted of individual settlements (Upper Yeadon, Nether Yeadon and Henshaw) the latter two settlements were clustered around their own area of open space or village green. Nether Yeadon Green is mentioned in the 1807 Tithe Award and was located between Henshaw and Gill Lane where New Road now runs.

The name Yeadon comes from the Old English words for 'High Hill' and would have perfectly described the location of Yeadon town centre situated around a mile from the Conservation Area. The name Nether Yeadon literally means 'Lesser High Hill' which may suggest that Nether Yeadon was named at a later date after the early English meaning had been forgotten. Evidence from Aerial photographs in 2008 revealed a curved earthwork feature on the summit of Yeadon Haw that may reinforce the position of Upper Yeadon as being the older, principle settlement.

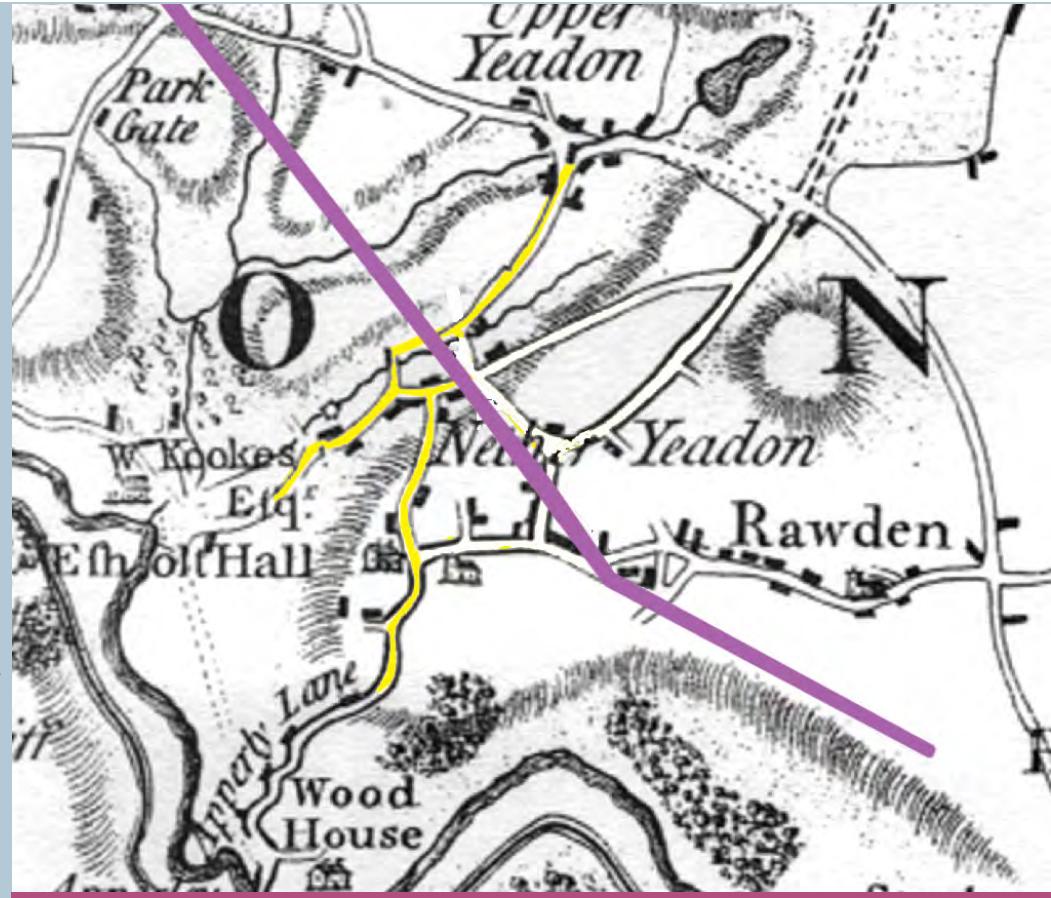
Possibly the earliest written reference to Yeadon however comes from the early 8th Century AD regarding a gift of land to Bishop Wilfrid of Ripon in 678 as being in 'Gaedyne'. Domesday records that the land was owned by a Saxon Lord named Gamal, son of Orm who also owned large areas of land in Lincolnshire and other parts of Yorkshire. According to Thoresby, writing in his History of Leeds, Gamal and Orm were of Danish decent and gave their names to many places within the

kingdom of Northumbria.

It is likely that the sunken lanes of Warm Lane and Gill Lane were ancient routes and this is illustrated in the 1807 Tithe Award Map which mentions '*the ancient routes*' around Mill Gill. The lanes led directly to Yeadon from the 12th Century priory at Esholt and much of the surrounding land was leased to the nunnery at this time by John de Yeadon. Evidence shows that John gave an annuity from his mill (The Old Corn Mill, Yeadon Gill) towards the support of a chaplain to the priory.

Esholt Priory, also known as St Leonard's Priory was founded in 1172 and had a powerful influence on the area, becoming an essential part of the local economy. Several records survive including the Court Rolls that record the social justice administered by the Priory in the middle ages. The importance of local resources was also mentioned in the rolls with clear emphasis being placed upon the importance of good land management. For instance in 1539 there were 34 acres containing 260 Oak Trees worth around £11.33. In a record some 200 years older it is recorded that a larger area of lesser managed woodland was worth substantially less, so forestry management was an important resource where the land was being used efficiently and productively.

Nether Yeadon was also part of a productive agricultural landscape ('the best farming land' was here, wrote one commentator) but this later evolved to support early mechanised industry that supported the needs of the community through small scale milling and dyeing. The local industry developed due to the Yeadon Gill that gave an early source of power.



Above: The 1775 Jeffery's Map showing the topography and landmark buildings of the time. Esholt Hall, Upper Yeadon and Nether Yeadon are all clearly shown. The older roads are marked in yellow with the purple line showing roughly where the New Road Turnpike road now runs. Right: The 17th century High Fold Farm.



# Historic development

## Origins and historic settlement

Following the dissolution in 1539/40 the priory lands were dispersed and eventually came into the ownership of local families such as the Marshalls and Stansfields. The rent from the priory lands at this time was £9 14s 8d per annum.

The Marshall family subsequently constructed Low Hall in the early 17th Century along with further developing the mills along Yeadon Gill. Archive records show that John Marshall bought the Manor of Esholt from the Duke of Norfolk in 1719. The legacy of the Marshalls (and their descendants the Barwicks) gave Nether Yeadon perhaps its most notable family and certainly its most impressive building, Low Hall.

Many of the farms and buildings around Warm Lane and Gill Lane date from around the 17th century and may provide further evidence to reinforce the physical and social connection between the Marshalls and their estate. Indeed the connection between Manor, farm and mill would have been a productive one and is still reflected in the footpaths that criss-cross the open space between Gill Lane and Warm Lane.

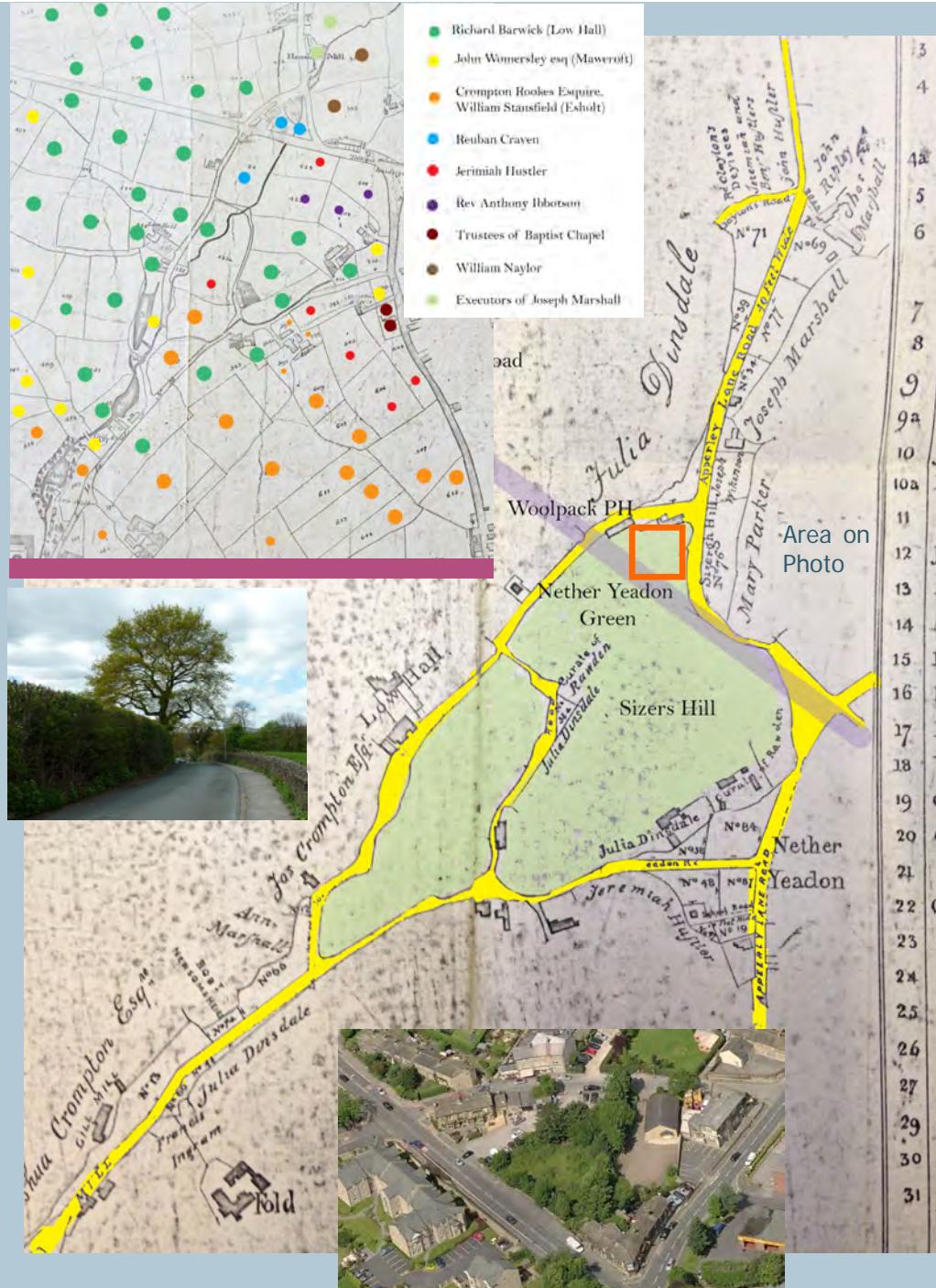
The local Tithe Map shows that Richard Barwick of Low Hall owned much of the land immediately adjacent to Gill Lane and Warm Lane and he was the owner of Gill Mill which was built nearby in 1819. This mill replaced an earlier fulling mill from the 17th century that perhaps had even earlier origins.

The mills, including Henshaw Mill (1810) on Henshaw Lane, were powered by the streams and water from Yeadon Gill that made its way down towards the bottom of the Aire Valley. Henshaw Mill was reportedly the first mill in the area to use steam power and nearby the field name 'Engine Fields' reflects this. Archive records show the leases in 1659 for "Corn Mill, Kiln, Damstead and one house near Nether Yeadon Mill." And on the 20th September, 1705 John Holmes, Abraham Milner and Walter Calverley of Esholt were permitted to build a dam at Yeadon Gill Beck. This evidence provides us with a fitting date for the early, post priory industry of Nether Yeadon in the 17th and early 18th Century.

**The 1807 Tithe Award Map (right)** shows the 'ancient Lanes' around Nether Yeadon. Judging by the sunken lanes and the density and number of species in hedgerows on Warm Lane and Gill Lane, (photo below) these roads are likely to have very early origins and have been hollowed out over centuries of use. The Leeds Turnpike Road runs through 'Nether Yeadon Green' and past 'Sizers Hill'. This may show us where the medieval village green of Henshaw and Nether Yeadon was once located with the Woolpack facing onto it.

**The aerial photo, bottom right, shows the last remaining piece of this land north of New Road that has recently been built on. (Bing maps)**

**The top map shows buildings and mills in 1838 with the 'Green' now divided amongst local landowners.**



## Historic development

Low Hall is a fine Yeoman's house and although it was heavily restored and modified in the 19th century, (possibly around 1876 when John Marshall Barwick, a solicitor at the time, embellished the Hall with the Victorian crenelated bay windows to the south front) the original building is still largely readable in form.

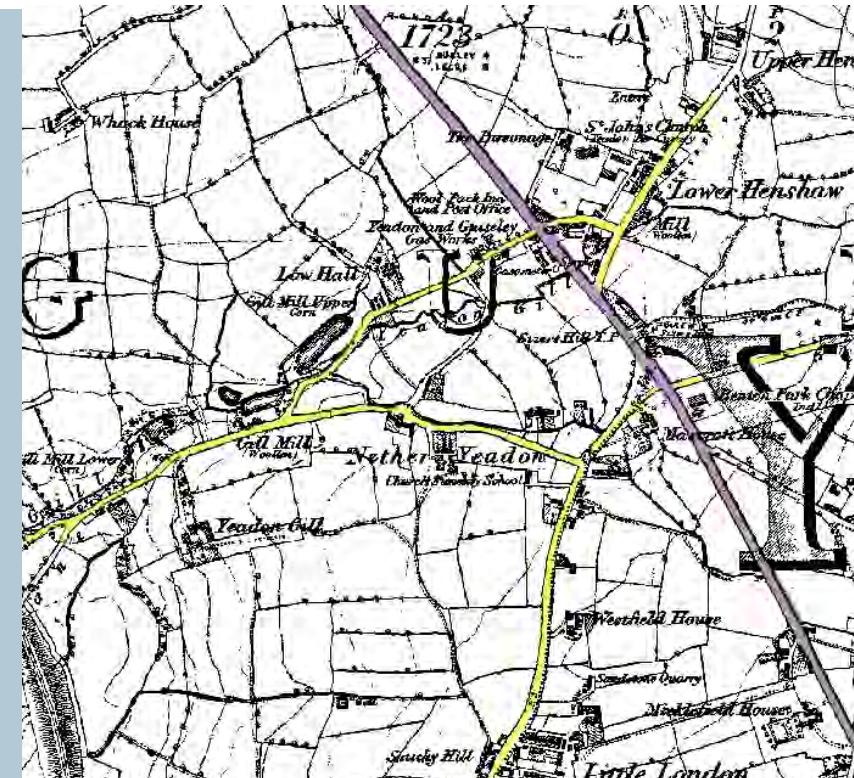
Another notable feature of the hall was the porch, reputed to have come from Esholt Priory and dated 1658. There is also a reputed connection with some other nationally important figures such as Mary Queen of Scots and Winston Churchill who both were reputed to have stayed here. Churchill is said to have attended a secret meeting in the dining room here during the Second World War and the Hall would have been a convenient meeting place near to the shadow Avro factory higher up the hill.

The archives provide us with some of the interesting occurrences in the lives of local people. The name Zachariah Collier is one such name that seems to crop up. Collier was a Gentleman who owned much land around Nether Yeadon until being declared bankrupt in 1749 following several presumably failed businesses. In 1745 for instance *"Zachariah Collier and his wife Beatrix, deforcents(!), (owned) property including 12 messuages, 8 cottages, one maltkiln, 12 barns, 12 stables, 12 gardens, 4 orchards, 200 acres, 100 meadow, 100 pasture, in Nether Yeadon, Stone Top, Guiseley and Haworth."* Collier was forced to mortgage all this property to enable him

to pay these debts. He was also the man, who in 1733 agreed to the enclosure of part of 'Nether Yeadon Common'. The 'Nether Yeadon clothiers', (another glimpse into the early industry of the area) were known to frequent the 'Haunch of Venison' pub on Lands Lane on their visits to the market in Leeds. Most of the Yeadon contingent generally visited the 'Cock and Bottle' and the 'Black Bull', it is curious to speculate why the two communities were insistent on being apart?

Another addition to the village was the erection of the School at Nether Yeadon Green and resulted in the first non-conformist schoolhouse being built in 1703 on land leased for 999 years from Henry Layton of Rawdon. 5 prominent signatories to the lease included John Marshall of Low Hall and Zachariah Collier. The original school was replaced in 1821 and this building is now a house located near the corner of Apperley Lane and Warm Lane. It is possible that the original school was located elsewhere although where this would be is open to speculation.

In the late 19th century the church of St John provided a place of Anglican worship and enabled the people of the area to worship near home rather than walking to St Oswald's in Guiseley. In 1844 the new church opened and several of the residents of Low Hall were subsequently interred here. The church is located in Henshaw on land once belonging to the Barwicks. In refurbishments in the 1970's the church tower was found to be unstable and so had to be demolished. As a result the church is now not the obvious landmark that it once was.



Above: The 1851 OS map showing the mill ponds and turnpike road.

The photograph to the right shows Low Hall from the south garden. The porch from Esholt and the later Victorian Crenelated bays disguise some, but not all of the original 17th Century form. Left: a 19th century garden party on the very same lawn.



# Historic development

## Into the 20th Century

In 1830 the Guiseley to Leeds Turnpike Road opened and Richard Barwick of Low Hall was one of the trustees. This road, still one of the major arteries of the area, ran to the north east of Nether Yeadon and bisected Gill Lane through an area of land called 'Nether Yeadon Green' between Nether Yeadon and Henshaw, thereby splitting them in perpetuity. The road also ran over Sizers Hill before joining Apperley Lane. (see map page 6) There was a toll house constructed on the new road and the new link enabled the Woolpack pub to diversify its trade from Inn to meeting point and post office.

Shortly after this date the 3 mills along Yeadon Gill began to decline. The reason why the industry ceased to operate in Nether Yeadon is not well documented but the most likely reason is loss of a reliable source of power. The mills had been powered by Yeadon Gill for centuries and it is likely that this flow had limitations in its ability to provide water power for an increasing number of mills and the greater mechanisation that was required.

One instance describes Gill Mill, leased at the time to Samuel Bentley & Co in 1834, as using both water and steam depending on the flow of the water. Old Mill further up stream was owned by Joseph Cawthra and after diverting the beck to his own mill he was subsequently sued and ordered to reinstate the flow, such was the

importance of this valuable, but ultimately over exploited, energy source.

The mills were soon superseded by larger industry that began to displace the local hand weaving tradition and smaller mills, much to the annoyance of local Luddites who were also active in this area.

The Lower Mill in Nether Yeadon was eventually turned over to farming and Middle Mill was advertised for sale by the Barwick's in 1885 but was eventually pulled down. This saw the end to mechanised industry in Nether Yeadon and larger woollen mills such as Green Lane Mills took over the production from what had always previously been small scale enterprises.

The other major change in the 19th century was the Yeadon Gas Works that took up a large site where Pennythorn Drive now stands. Richard Barwick was again trustee, did he perhaps move from milling to the supply of energy? Following this the area around New Road began to contain new low density industry and in the 1960's/70's extensive new housing was built to the north of Yeadon Gill.

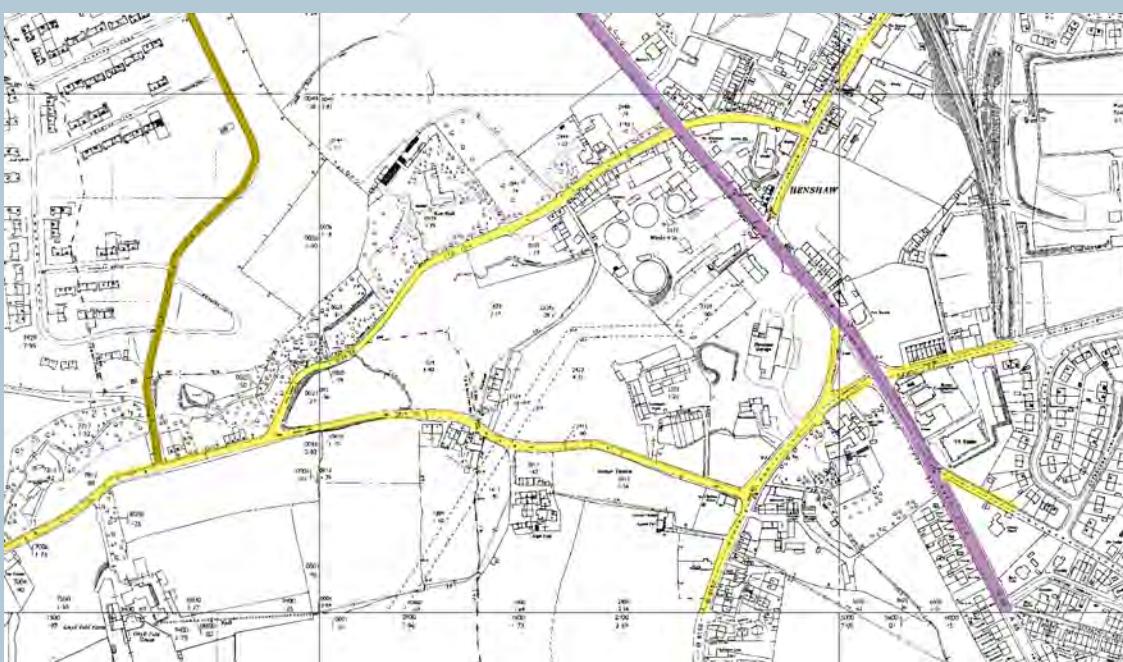
The 'best farming land' as Illingworth put it, around Nether Yeadon still exists and the area subsequently never developed as an industrial settlement like many of its neighbours. The economic climate and lack of viability of running the old mills in Yeadon Gill therefore likely led to the preservation of the landscape around Nether Yeadon

and enables it still to be 'read' and understood today.

Nether Yeadon therefore retains many of the characteristics of a mid 19th century West Riding village prior to the mass industrialisation that changed so many other places to such a great extent.

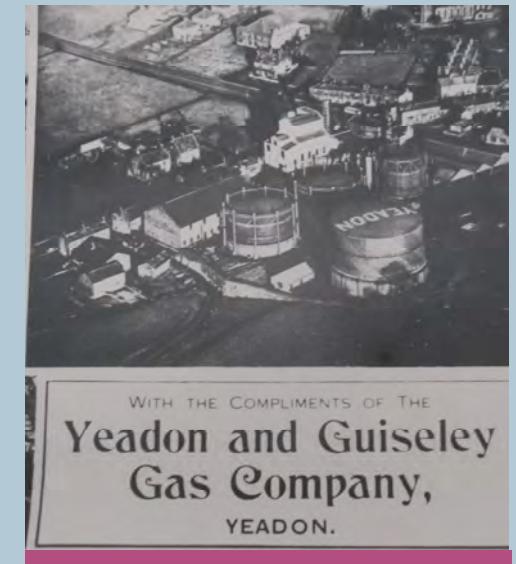


Upper left: The Wool Pack pub now separated from the south side of Gill Lane by the later turnpike road. This pub once fronted onto Nether Yeadon Green. Bottom Left: The row of houses of Ghylroyd facing onto the Green near Warm Lane Above: Gill cottage and some of low scale industry that started in around Yeadon Gill and gave the area some of its first mechanised industry. (Leodis)



Left: The mid twentieth century saw the encroachment of new housing from the Guiseley direction to the north of Gill Lane. Also noticeable is the possible gas line running from the gas works and heading south west.

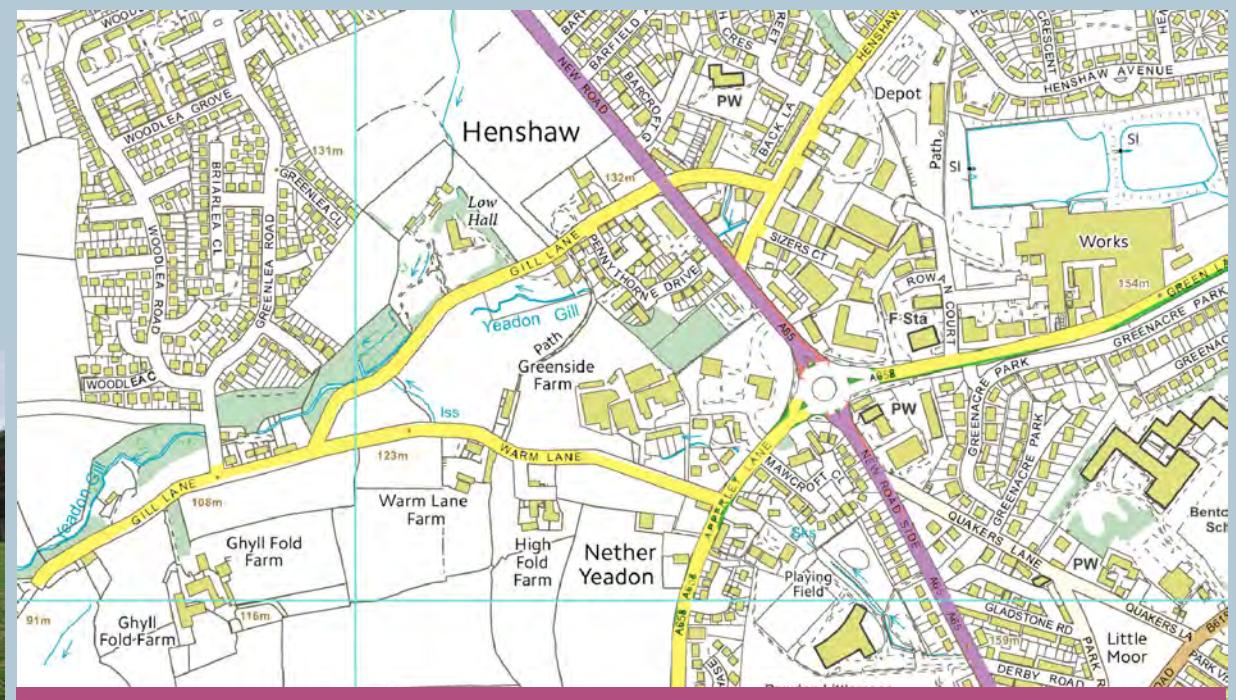
Right: The Yeadon and Guiseley Gas Company, founded in 1845 but to become a landmark throughout the 20th century.



Below: The modern OS map shows the old routes in yellow and the urban form of the area today.



Left and below: The tangible difference between Henshaw on New Road Side and the more rural preservation of Nether Yeadon. Two distinct character areas but cut from the same cloth.



# Character Analysis

## Spatial Analysis

### *Settlement form*

The character of the Nether Yeadon Conservation Area is very much of two distinct halves. One being the agricultural fields, farmhouses and country lanes south of New Road and the other being the tighter grain and denser development of Henshaw. Both historically and socially linked but now very different in character.

The majority of the Conservation area is focussed around the important spaces and visual and physical links between the listed farmsteads and cottages to the south west of New Road. The Henshaw side contains positive groups of buildings that cluster around what was likely the northern end of the medieval village green including the Woolpack pub and the church of St John.

### *Activity and grain*

The earliest buildings within the area are associated with the farmstead of High Fold (17th century), the cottages and houses around Gill Lane and Warm Lane and of course Low Hall (17C). The Woolpack likely has an 18th century date but could also be earlier and has likely been remodelled at a later date. The Yeadon Gill mills are also likely to have some antiquity and may provide interesting archaeological

evidence for the birth of industry in Yeadon.

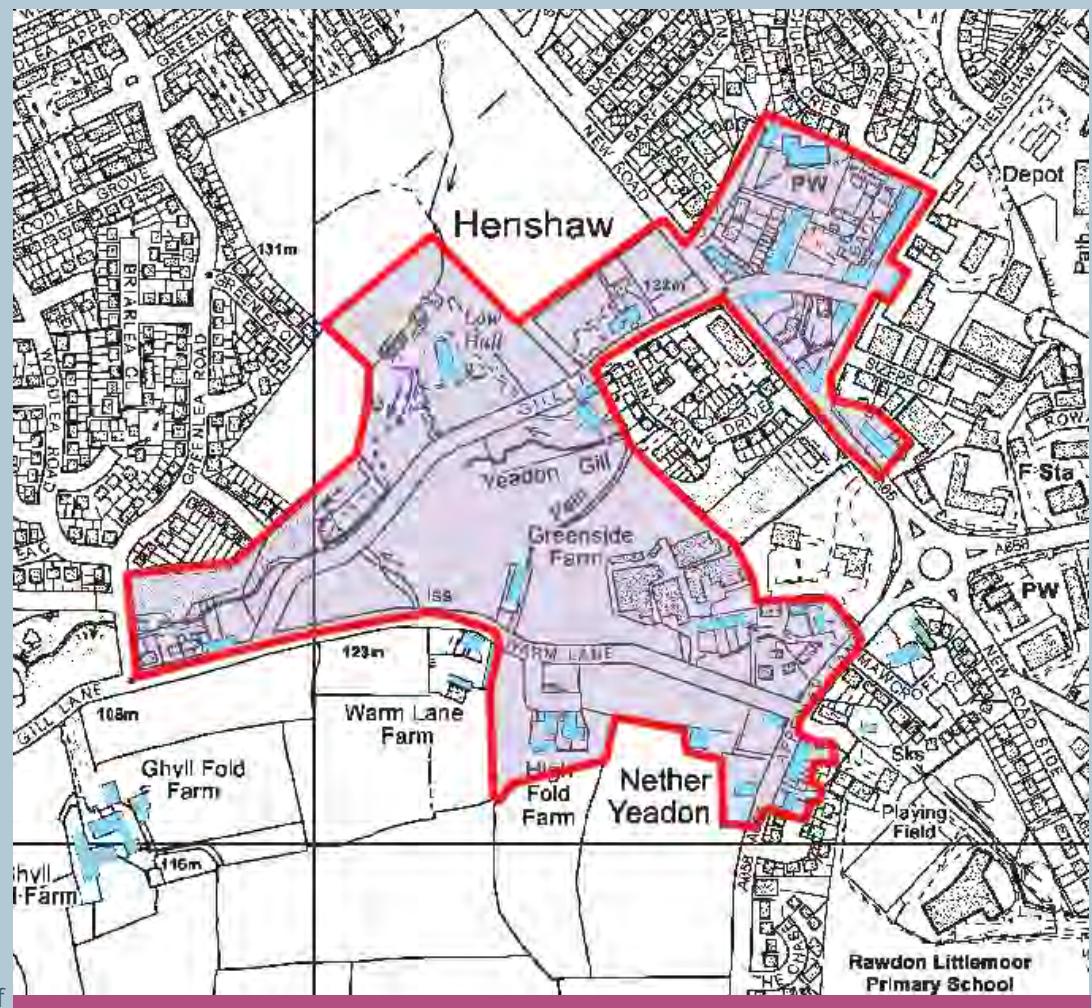
Due to the lack of space, power, viability, or due to the excellent productive farmland the mills around Yeadon Gill never evolved into the large enterprises and were eventually overtaken by the heavy mills in the area. As a result Nether Yeadon escaped much of the 19th century industrial development with the focus for any new development being in the tight cluster around Henshaw Lane where the majority of any commercial and industrial activity continued.

Later suburban expansion to the north has retained the semi rural character of much of the Conservation area due to the topography and woodland but distant views are encroached upon significantly by the mass of housing around Greanlea Road when seen from Apperley Lane.

Selected infill has affected the setting of some important historic buildings but the overall condition of the conservation area is still one of two homogenous character areas with a common origin.

### *Key views and vistas*

There are significant views both into and out of the Conservation Area. The most attractive of these being the quintessential rural views along Gill Lane with its steep banking and mature



**Above: Map of the Conservation Area showing positive buildings in blue.**

trees, and the views over the space between Gill Lane and Warm Lane. The row of cottages of Ghyllroyd facing the space are important buildings and provide a focal point for the settlement.

The views of High Fold Farm are also distinctive and reinforce the isolated character of the Nether Yeadon farmsteads. High Royd Farm is a very important local landmark and is reliant upon this isolated setting and views across open fields.

## Landmarks

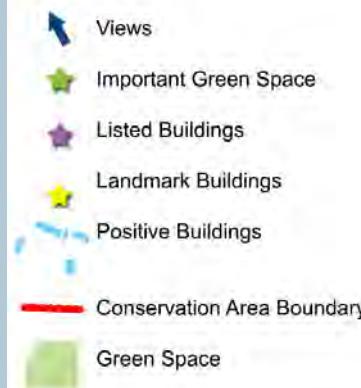
High Fold Farm and Ghyllroyd are the most impressive landmarks but there are other ones, including buildings to the corner of Henshaw Lane and New Road, that define the corner of these streets and appear to have been built in order to specifically relate to the turnpike road. The Woolpack pub is also important for retaining the form of where Nether Yeadon green was once located. Low Hall is an important listed building within the Conservation Area but cannot be seen from the public realm, but the impressive gateposts are a landmark in their own right.

## Open Spaces

The character of much of the Conservation Area is defined by its delicate balance between open, agricultural spaces, gardens and buildings. Unfortunately the last remaining element of what was likely the medieval village green in Henshaw was lost in recent years to development but some of the trees still remain and the Woolpack pub still presents an active frontage to this space.

Public access to the open spaces is still convenient and provides a valuable local amenity for residents and the many historic routes and footpaths contribute to the residents' quality of life, as well as their sense of history.

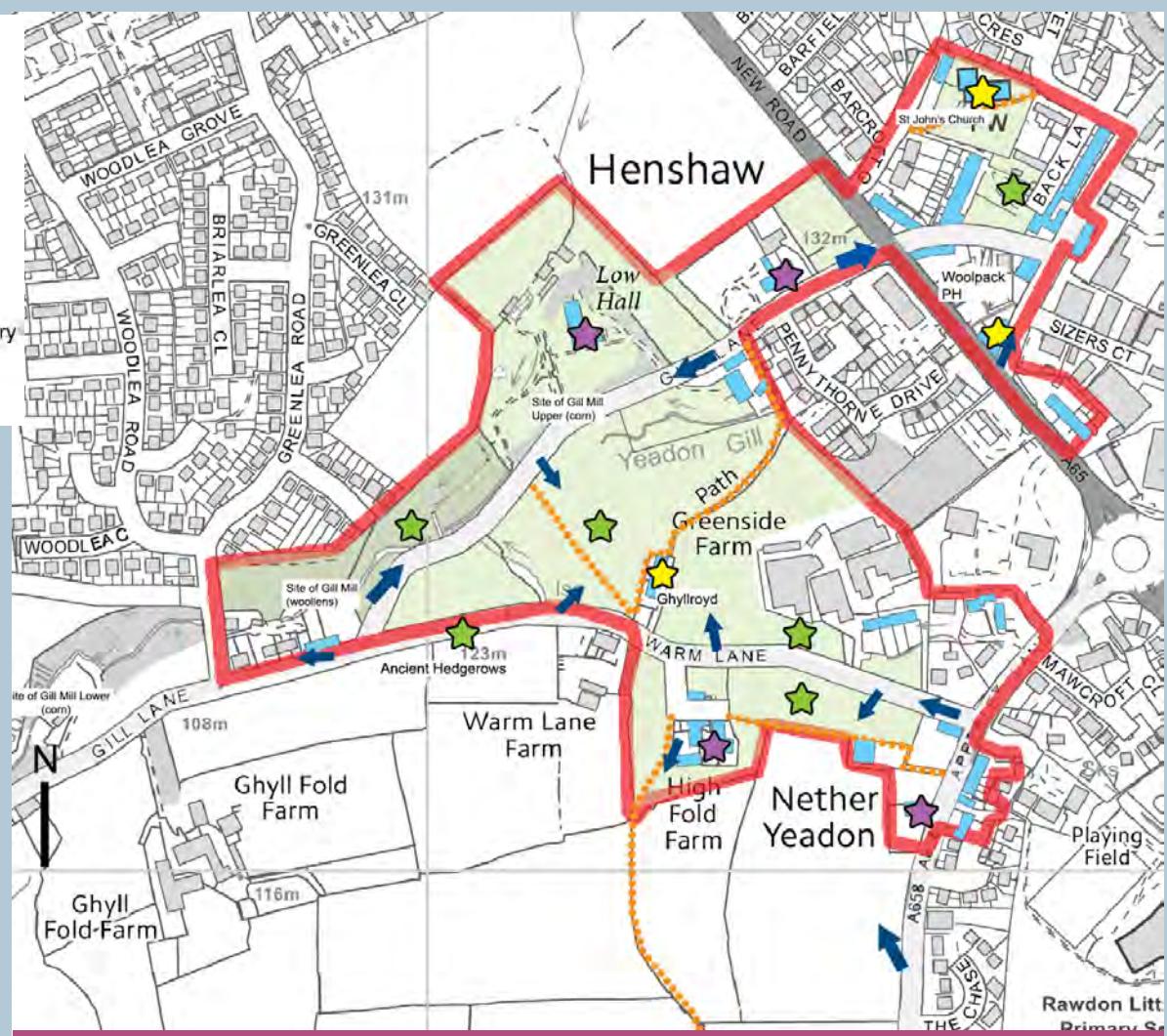
The spaces alongside Warm Lane allow a set back to the built form that contributes significantly to the character of the



Conservation Area and the open area to the front of Ghyllroyd, between Warm Lane and Gill Lane, is extremely significant in reinforcing the rural identity of this part of Nether Yeadon.

The open aspect of the church yard and the gardens on Back Lane in Henshaw provide a welcome relief to the higher densities in this part of the Conservation Area and reflect 19th century urbanisation.

The most important green spaces therefore include the land between Gill Lane and Warm Lane, the open fields surrounding the listed High Fold Farm, the area of smallholding land in front of Greenside Farm and Warm Lane that provides a welcome semi domestication of the open space, and the woodland surrounding Yeadon Gill.



The hedgerows around Gill Lane and Warm Lane are also important as they are likely ancient hedgerows that are important not only for their historical associations, but also for their biodiversity value.

**The Urban Design Analysis map of Nether Yeadon/Henshaw that highlights some of the area's important features, green spaces and buildings. This map should be used as a tool to guide and manage any future change in the Conservation Area. This map is replicated on page 26.**

## Listed and Positive Buildings

### Character Analysis

#### Positive buildings

The buildings coloured blue on the map (previous page) make a positive contribution to the character of the conservation area. The buildings with yellow stars are considered important and are of landmark quality or contribute significantly 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 the retention of positive structures in all but exceptional circumstances. Any application to demolish a positive building will require justification taking into account the considerations at paragraph 133 in the *National Planning Policy Framework (2012)*.



Above: This unusual building provides a bookend to Ghyllroyd. Its history is unclear but it probably dates from the early 17th century. This building and the row of cottages adjoining are incredibly valuable and may provide suitable candidates for future listing.



Above: The Woolpack pub, its unusual angle reflecting the location of the old village green and Below: the blocked up arch behind the pub.



## Listed Buildings:

Low Hall, Gill Lane (1135627) Grade II

26 & 24 Gill Lane, (1204072) Grade II

High Fold 1 Warm Lane, (1135594) Grade II

High Fold, 2 and 3, Warm Lane (1135595) Grade II

High Fold 4 and 5, Warm Lane (1204358) Grade II

Barn attached at south end of number 3 High Fold, Warm Lane (1135596) Grade II

High Fold, 6 and 7, Warm Lane (1204364) Grade II

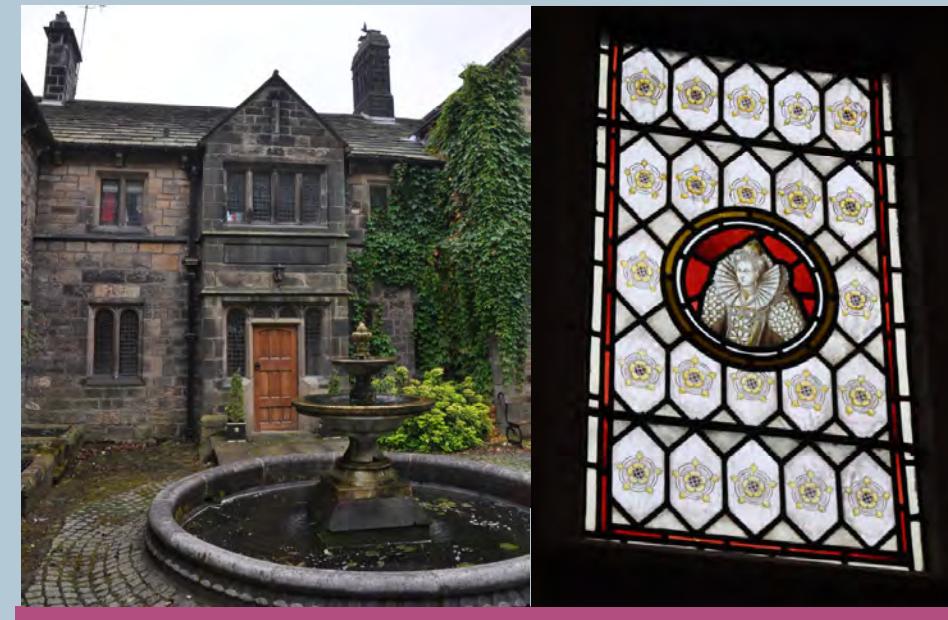
The Old Rawdon Manse, Apperley Lane (1135626) Grade II

**The Positive Buildings area:**  
The Barn Cottage, Apperley Lane, Nether Yeadon,

Brooklands, Apperley Lane, Nether Yeadon,



Above and below: Some notable Listed Buildings within Nether Yeadon. Above right: High Fold Farm No. 3 (Grade II 18th century) and left High Fold Barn (Grade II 17th century), Below: Low Hall (Grade II 17th century) and one of its stained glass windows depicting Elizabeth I.



1-6 Greenside, Warm Lane, Nether Yeadon,

Chalfont House, Warm Lane, Nether Yeadon,

1-8 Apperley Lane, Nether Yeadon,

Layton Cottage, Apperley Lane, Nether Yeadon,

4-6 Ghyllroyd, Warm Lane, Nether Yeadon

43-46 Warm Lane, Nether Yeadon,

37,39 & 41 Gill Lane, Nether Yeadon

26 & 24 Gill Lane, Nether Yeadon

Symcroft, Gill Lane, Nether Yeadon,

All of the above buildings add greatly to the character of the Nether Yeadon Conservation Area and should be preserved

# Character Analysis

## Built Environment

The building fabric in Nether Yeadon/Henshaw exhibits all the architectural characteristics of a typical West Yorkshire village. Buildings are mostly domestic or agricultural in function and two storey in height. Many buildings however date from the 17th or 18th century and therefore have a more interesting architectural history than other domestic buildings in the vicinity. These include mullioned windows with drip moulds above, ornate doorways, low eaves lines and some high status building features such as ornate chimneys and doorways.

## Materials

The predominant building material in the Conservation Area is local sandstone and Yorkshire gritstone, locally quarried possibly from quarries near Little London, which had greater seams of sandstone. Large, regular blocks are the norm, evenly coursed and pointed in a light brown or grey lime mortar.

Window lintels, sills and mullions are predominantly monolithic gritstone or sandstone and are sometimes decorated. The retention of surviving stone mullions is to be encouraged, as they are an important contributor to the character of the area. Timber window frames are traditionally painted white throughout the conservation area. Roofs of early buildings are generally covered



**Mullion and drip mould characteristic of the 17/18th century**



**Characteristic stone slate roof. And ornate chimney.**



**High Fold. Almost a village in its own right reflecting the self sufficiency and migrant workers that would have lived here in the past.**

with stone "slates", while later buildings use dark Welsh slate. Clay roof tiles are very rarely used, and synthetic roofing materials are not in keeping with the conservation area.

## Streetscape and public realm

The streetscape of Nether Yeadon maintains its rural quality with modest footpaths, hedges or stone walls. There are few traditional paving materials remaining apart from lower down Gill Lane where the stones of an original packhorse trail still remain but these are located within the Bradford district. Most streets are tarmac with few areas of original paving left.

Historic boundary walls are gritstone or sandstone with coping stones, and provide attractive settings for several buildings within the area. Gateposts are also important to retain and add interest to the built environment.

The boundary wall to the front of Ghyllroyd and the gates of Low Hall are very important, as are the surviving dry stone and field boundary walls where they survive.

In several places ancient hedgerows remain on the banks of historic sunken lanes and these landscape elements contribute to the character of the area.

## Greenscape

The area is characterised by its relationship to the agricultural and older landscape that surrounds the

settlement. Such expanses of agricultural land help isolate and therefore define the character of the Conservation Area and preserve its special architectural and historic interest. Views into and across such open spaces are important and provide a visual link between these well spaced collections of buildings. In Henshaw, gardens provide the historical continuity of the area and views through and along Gill Lane, around Greenside Farm and into fields around and beyond are distinctive of the area. The view from Gill Lane alongside the Low Hall northern boundary is an attractive space and contributes significantly to the rural character of the area.



**The defining greenscape and sense of place created by the delicate relationship between clusters of buildings and open, pastoral landscape. Below: The important view off Gill Lane looking north.**

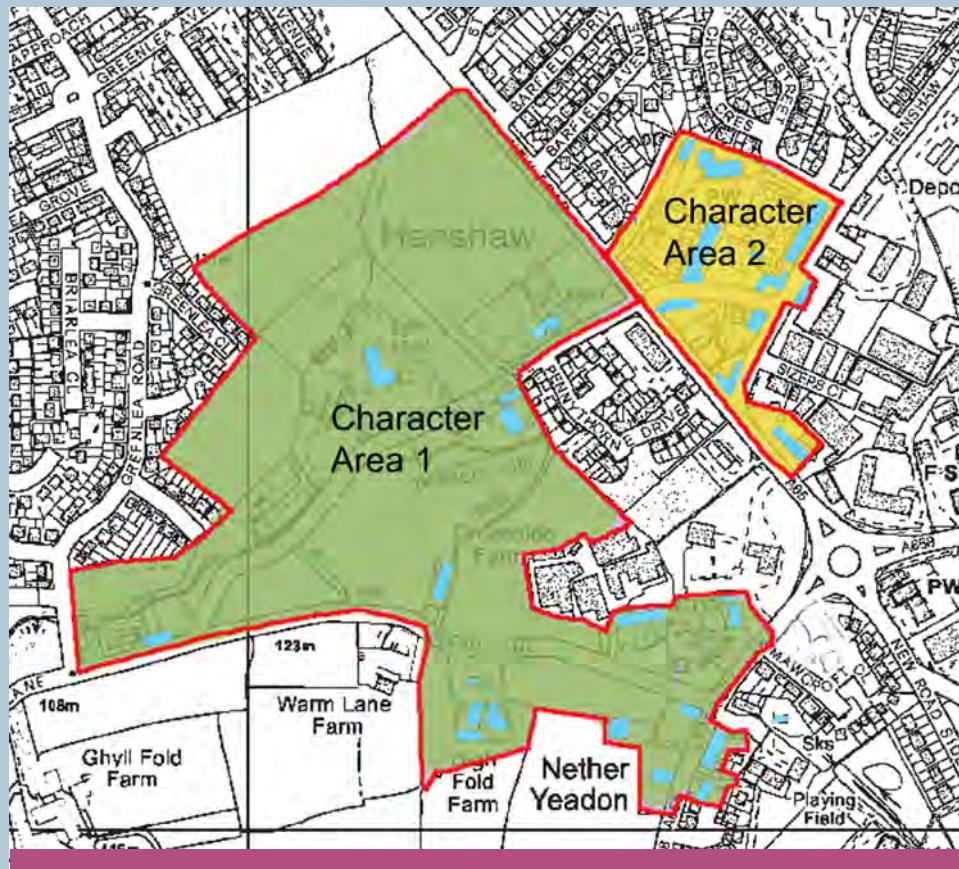


# Character Analysis

## Character Areas

The Nether Yeadon Conservation Area encompasses two distinct, but inter-related communities. Namely Nether Yeadon, whose focus was always to the southern end of the area focussed around Warm Lane and Gill Lane, and Henshaw, which was focussed on the north side of Gill Lane. New Road effectively splits these areas in character terms now and as such the conservation area can be divided into sub-areas known as *character areas*.

Each area has a different qualities and distinct built forms, generated by the period of its development and the function of the buildings and spaces. A shared palette of construction materials and landscape generally unifies both character areas although to the south the survival of older buildings is more



Map of the Character Areas. Positive buildings shaded in blue.



Properties on Gill Lane. Note the removal of mullions on the right hand property.



The old barn at the Listed High Fold farm complex.



The view along what is clearly a 'new road' with the 19th century cottages turning the corner.

obvious and maintains a relatively rare collection of 17th and 18th century farms and other buildings important to the history of the Yeadon area.



Part of the frontage of what is believed to be the 19th century Henshaw Mill.



A distinguishing character feature of Character Area 1 are the winding, ancient lanes of Gill Lane and Warm Lane.

# Character Analysis

## Area 1: Nether Yeadon Green

### Character area 1—Nether Yeadon Green

This area encompasses the most distinctive settlement form that defines the Conservation Area. It represents the historic birthplace of mill-based industry within the Yeadon area and, through its built form, preservation and special characteristics, tells the story of early rural industrialisation that later ceased and left the area almost 'preserved in aspic' as heavy industrial development and mass urbanisation moved elsewhere.

The result is an almost intact 18th and early 19th century settlement whose character was the precursor to the later development of several other settlements within the Rawdon and Yeadon areas. The 17th century farmsteads, country lanes, modest rows of early terraces and the open spaces are all what would have been found within places like Rawdon Little London and Little Moor, prior to the construction of mass workers' housing in the mid to late 19th century. They also represent an urban form that would have been recognisable to much earlier generations and as such this delicate balance of urban and rural is very important.

The reason why development halted is likely economic as the mills, that once

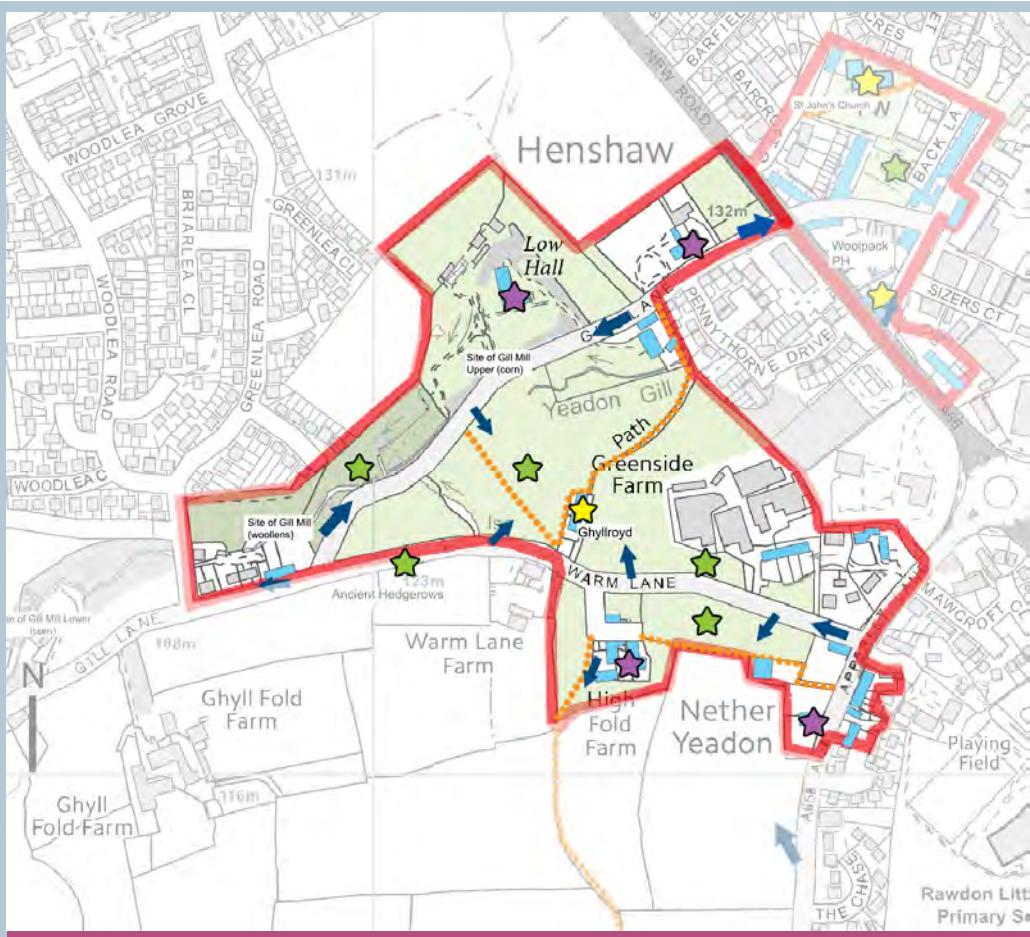


One of the many views showing 18th century buildings within their established and managed landscape setting.

served the population on a local scale, were superseded by the large heavy industry of Yeadon and Guiseley. The area is now focussed upon notable and highly distinctive groups of buildings within their rural/semi rural settings. The open spaces that surround these built forms still act to isolate them and maintain a strong sense of place.

#### Key characteristics:

- Characteristic triangular open space possibly related to the pre enclosure Nether Yeadon Green that forms the core identity of the village.
- Sense of enclosure through boundary walls, field boundaries, hedgerows and landscaping.
- Isolated groups of buildings and farmsteads that sit comfortably within their landscape setting.
- Coursed sandstone and gritstone with roof slate the predominant building materials



#### Key ways to retain character:

- Manage development to maintain the overriding landscape setting of the area.
- Use of (local) materials as predominant construction material
- Retention of characteristic built form within clear plots and landscaping.
- Retention of stone slate roofs and chimneys, original windows, mullions and drip moulds amongst other architectural features.
- Retention of positive active frontage and low walls to open spaces. In particular to the front of Ghyllroyd.
- Management of trees and new planting to ensure tree coverage in the future.

# Character Analysis

## Character area 1—Nether Yeadon Green images



Images of Character Area 1 showing the overriding character, details and distinctiveness.



# Character Analysis

## Area 2: Henshaw

### Character area 2—Lower Henshaw

There is a clear character change when crossing New Road into the area that we now define as Henshaw, but historically these two areas were interrelated and once both shared the outlook onto Nether Yeadon Green.

Gill Lane continues from area 1 but becomes immediately more urban as buildings increase and began to cluster around the new turnpike road in the 19th century. The character of Henshaw is therefore very much that of other settlements in the area that have developed from rural landscape to a higher density urban form characteristic of a working West Riding mill village.

The quality of the buildings, although mainly domestic and often later than area 1, do have synergies with character area 1 and the evolution of the area can be 'read' through its built form.

The Woolpack Inn, before the building of the New Road turnpike, fronted onto what was part of Nether Yeadon Green. The orientation of the pub still reflects this and the open space associated with the green remained undeveloped until very recently.

The cottages of 20 –28 New Road are also highly reflective of the rows of cottages to be found in parts of area 1.



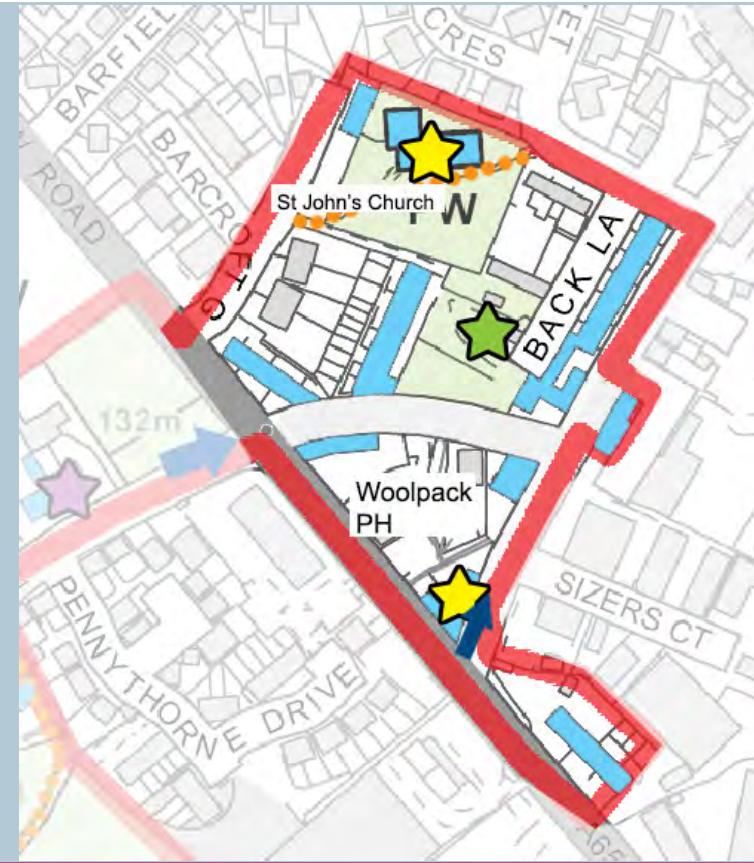
The higher density and tighter urban grain is obvious in Henshaw, but the origins of the area are related to character area 1.

Henshaw also had its own mill that dated to the early 19th century, part of which can still be found on Henshaw Lane. The evolution continued however as later 19th century terraces and cottages filled in some of the gaps. The corner buildings of 12-14 New Road and 102-108 Henshaw Lane are highly distinctive and represent the change of fortune that the new road and local economy brought.

Finally St John's church was built on land owned by the Barwick/Marshalls and created the first church in this area that served (and interred) many notable families from both sides of the road.

#### Key characteristics:

- Tighter groups of buildings built around the old street pattern of Gill Lane and Henshaw Lane with some later buildings changing orientation to focus on New Road.



- St John's Church tucked away around the backs of properties but occupying higher ground.
- The remnants of Nether Yeadon Green reflected in the street pattern and protected trees between Gill Lane, Henshaw Lane and New Road.
- A diverse mix of uses and local services that create a vibrancy and sense of community.

#### Key ways to retain character:

- Use of (local) materials as predominant construction material.

Although there are some examples of render this is generally a much later characteristic.

- Retention of built form that relates to historic streets and older, ingrained field boundaries.
- Retention of original features such as windows, shopfronts and other architectural detailing.
- Retention of positive active frontage and mix of uses.
- Management of trees and new planting to ensure tree coverage in the future.

## Character Analysis

### Character area 2 — Henshaw Images



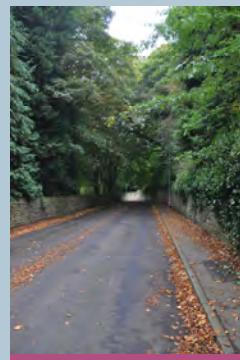
Images of Character Area 2 showing the overriding character, details and distinctiveness.



# Management Plan

## Opportunities for management and enhancement

Nether Yeadon is a unique and attractive place. However, there are threats that can affect this special character. Addressing these issues offers the opportunity to enhance the conservation area. Positive conservation management will ensure the ongoing protection of the area's special character for future generations.



To be successful, any future development within the conservation area needs to be mindful of the local character whilst at the same time being distinctly of the



21st century and addressing contemporary issues such as sustainability and climate change.

Successful new development in historic areas should:

- 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 and open spaces.
- Respect the scale of neighbouring and positive buildings
- Respect historic boundary walls and retain historic hedgerows and gardens
- 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.
- Use appropriate construction techniques that enhance and do not harm historic buildings (i.e lime instead of cement pointing)

### Action:

New development must be based upon thorough analysis and respond sensitively and creatively to the local historic environment.

## Protect surviving historic architectural forms

Although generally well preserved, there has been some incremental loss of traditional architectural detailing in the conservation area. Replacement of windows, doors and roofing materials with inappropriate materials and designs is a negative feature that affects individual buildings and the wider streetscape. This cumulative change is particularly noticeable in older buildings and in some terraced rows, where the original uniformity has been weakened. Retention of stone window mullions is particularly important in retaining the historic character of the area.

### Action:

Surviving historic features should be retained and sympathetically repaired in the first instance.



The loss of mullions and insertion of UPVC causes a cumulative adverse impact in the historic environment and causes a loss of character.

## Tree management

Conservation area designation affords some degree of protection to mature trees.

Mature trees make a great contribution to the character of the conservation area and contribute significantly to the special character and open spaces of Nether Yeadon.

### Action:

In order to retain the character of existing trees, any mature trees lost to age, damage or disease should be replaced to retain the completeness and character of the landscaping in the longer term. Opportunities should be taken to plant new trees when possible and a strategy to ensure new trees of all ages are retained should be prepared to ensure that continuity of trees continue into the future.



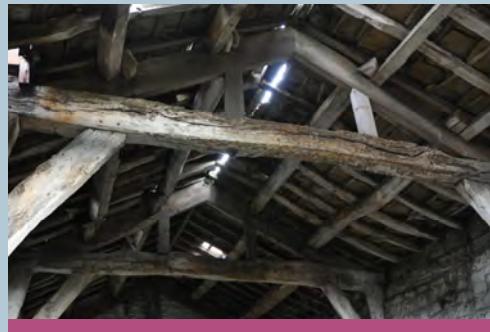
# Examples of opportunities for enhancement of the conservation area

## Protect archaeological remains

Nether Yeadon likely harbours some evidence related to the early industry of the Yeadon area. As such there is scope for archaeological remains especially along the line of Yeadon Gill. There is also archaeology both below ground and within existing structures that may inform the archaeological record. Development, which may disturb archaeological remains, may require a watching brief to ensure the preservation of archaeological finds.

### Action:

Development which involves below-ground excavation must consult



The 17th century roof forms now hidden within encased stone structures are extremely valuable to the archaeological record.

the Historic Environment Record and have regard to the potential for archaeological finds.

## Agricultural Landscape

The relationship between agricultural landscape and the farms and buildings of Nether Yeadon is a defining characteristic. Field boundaries, ancient hedgerows and trees all contribute to this landscape. However the land is still a productive resource and as such the agricultural economy will dictate certain aspects of land management.

### Action:

**Encourage the rebuilding of dry stone field boundary walls whilst enabling the agricultural economy to be sustained. Ensure domestic boundary treatments also respect this and trees and green spaces are protected or replanted where possible.**



Little Moor Park area the core of the village. Note the appropriate black coated street light.

## Protection of Country Lanes

The character of Gill Lane and Warm Lane in Character Area 1 are highly distinctive and any interventions to create accesses or widening should be very carefully designed or resisted where not absolutely necessary.

### Action:

**Minimise interventions that could harm the character of the rural lanes around Gill Lane and Warm Lane. Vehicular access splays, widening or footpath enhancements could harm the special character and a balance between practicality, safety, necessity and sensitive design needs to be found to avoid such harm.**



The character of Gill Lane and Warm Lane could be seriously harmed by ill thought out new access or widening.

## Gill Lane, Henshaw

Gill Lane, Henshaw provides a point of orientation and cluster of community facilities including the pub and butchers. There is an opportunity here to reinforce Sense of Place and create a better quality pedestrian environment that could enhance the character of the Conservation Area and provide a more pedestrian friendly environment. Interventions such as quality surface materials, wider footpaths and potentially a shared space approach could substantially improve this street.

**Actions:** Consider the opportunities for improvement to Gill Lane, Henshaw in consultation with business owners and residents to create a 'destination' for local residents.



Gill Lane in Henshaw provides local services and contains low traffic. It could provide an area of quality public realm.

# Examples of opportunities for enhancement of the conservation area

## Street lighting

Street lighting within the Conservation Area should conform to the Council's PFI contract where lampposts and signage are powder coated black. Street lighting should be unobtrusive and minimise its visual impact.

### Action:

**Any forthcoming proposed street lighting should respect the historic streetscape.**

## Paving and surfacing

There are few remnants of historic paving or streetscape within the Conservation Area but boundary walls, open spaces and the orientation of buildings all contribute to creating a positive experience to the pedestrian and visitor.

### Action:

**Retain and enhance historic paving where remaining and consider materials palate for any future work within the public realm.**

## Infill development

The most obvious infill development in recent years has been the redevelopment of the former gasworks site on Gill Lane. This development attempts to recognise some elements of character but still fails to pick up on the important elements of form, space and design that are so important to the character of the Conservation Area. Other infill has eroded the setting of some historic farmhouses, especially around Apperley Lane where once isolated farmhouses are now surrounded by infill housing that erodes their dominance. The amount of development alongside New Road also erodes the wider setting of the Conservation Area.

Intensification of development which disrupts the character of the conservation area should be resisted. The scale, massing, details and proportion of buildings as well as the



**The Pennythorn infill development to the former Gasworks site. Could this be anywhere?**

spaces between them are important in retaining the character of the conservation area.

### Action:

**Any development proposing the infill of a site, or the subdivision of a plot, should respond to the scale, massing, hierarchy, layout and setting of positive elements within the Conservation Area.**

## Development affecting the setting of the Conservation Area

It is very important that development around the conservation area does not harm its open setting. Any development in or around Nether Yeadon which affects the setting of the conservation area, should have regard to views into and out of the area, the setting of positive and listed buildings and the character of the landscape and spaces that contribute positively to the



**New buildings in the conservation area should respond to the context of the site like the example above.**

character of the area. Appropriate design and materials should be used in development adjacent to the conservation area and any development should be based upon thorough contextual analysis and respond appropriately to context.

### Action:

**The impact of development on the character and appearance of the conservation area should be considered. This applies equally to development outside the conservation area if it is likely to affect its setting.**



**The open landscape and long views contribute to the character of the conservation area.**

# Examples of opportunities for enhancement of the conservation area

## New Development

One of the main risks to the character and appearance of the Conservation Area is the potential for further housing development within the immediate area. Such development can represent an opportunity and can be economically and socially beneficial as long as it is sited, designed and functions appropriately. If such development fails in this respect however it can seriously harm the special character that we value. Therefore all new development should have a regard to the advice within this guide and endeavour to integrate and become part of the overriding character of the conservation area.

## Design Guidance

Good design will be key to any new development and should be based upon a thorough and robust analysis of the character of the Conservation Area. Often the historic environment can provide inspiration and solutions for new development that integrates it well, and this takes time and effort in order to succeed. Such effort is however necessary if development is to be successful.

Some ways in which development can be successfully integrated are shown on the following pages. New housing development does work within historic and sensitive areas where the housing is based upon local character in terms of vernacular or local forms, materials and details. Often such houses are 'non standard' housetypes but sometimes, with some thought, standard housetypes can be modified to integrate well.

Modern forms are not to be precluded from historic areas but proportions, materials, forms and details are equally as important.

Our historic environment has always developed gradually as and when the need arose and a phased approach to development should be considered.

Traditionally development was integrated through the use of simple forms that are similar to what already exists. In Leeds there are some successful examples of new developments where such an approach has been undertaken. These developments, although often modest in numbers, use the existing forms as inspiration and the result is a collection of new buildings that blend with the overriding character but are still of their time.

When development is within or adjacent to the Conservation Area this approach should be considered at the very least. Such an approach can provide a 'buffer' between the historic environment and other housetypes.

Top: A sketch model of an existing scheme in Leeds where the hierarchy of buildings, sense of enclosure and response to context is exemplified. Centre: photo of the above scheme as built. Bottom: the development at Pennythorn drive in Nether Yeadon that does not fulfil its potential despite using good materials.



## Landscape and Highways

Green infrastructure and the retention of mature trees and green spaces also contribute significantly to enabling development to succeed, as does the investment in highway quality. Within Nether Yeadon there is a delicate balance between the open spaces and buildings and new development should respect these spatial attributes. Screen planting has its place but the loss of open aspects and landscape settings that buildings sit within are difficult to mitigate in this way. However keeping open spaces, vistas and retaining mature trees around and within developments will enable the character to be better retained. Important green spaces within the Conservation Area should be left free from development.

Such initiatives as minimal highway widths, quality surface materials, minimal signage or shared/simplified streetscenes (where streets become more informal) should also be pursued.

Highway visibility splays should be minimised or sensitively designed in cooperation with relevant officers. Often the 'standard' highway approach to visibility splays will harm the historic environment and extra thought should be given to how such developments can be mitigated through sensitive design.

# Examples of opportunities for enhancement of the conservation area

Development within or affecting the setting of the Nether Yeadon Conservation Area should:

- Be based upon a thorough analysis and understanding of the character, evolution and appearance of the Conservation Area.
- New Buildings should respond well in terms of form, scale, materials and details to the positive buildings within the vicinity.
- Modern architectural design is not unreasonable within the Conservation Area but should be contextual and based upon a character analysis of proportion, detail and materiality that can be found within the locality.
- Dominant materials include York stone and gritstone, stone slate or natural slate roofs and timber windows. (see page 14)
- Highway infrastructure should be sensitively designed so that it preserves or enhances the character of the Conservation Area. Any access from the rural lanes of Gill Lane or Warm Lane is especially sensitive.
- Stone walls should provide the dominant primary boundary treatment for new development.
- Rumble strips of York stone should be used on highway access and around focal points. Shared space areas should be of a high quality finish.
- Private in curtilage car parking to be discreet and non dominant within the streetscene.
- Mature landscape, historic walls, trees and hedges should be retained and managed with new tree planting conforming to guidance on distance to trees.
- Open spaces are important to the character of the Conservation Area and the setting of buildings should be respected by leaving space around them (spaces should be managed through appropriate management agreements).
- Views and vistas identified within the Conservation Area Appraisal should be respected and enhanced.
- All new development should have a regard to wider urban design guidance to be found within Leeds City Council's "Neighbourhoods for Living" Supplementary Planning Document.



Top: Above view of a development that responds to context and creates a successful development within a Conservation Area. Right: The same development based upon existing forms, scale and materials within the Conservation Area. and Bottom: a sketch scheme relating forms to character .



# Examples of opportunities for enhancement of the conservation area

This fictional artist's impression illustrates how new development could look when within or adjacent to the

Nether Yeadon Conservation Area. The site is fictional but could easily be located in Nether Yeadon or somewhere similar.

Firstly the development has evolved through knowing the site well and a thorough analysis of the overriding character of positive buildings and features that contribute to the Conservation Area has been undertaken. It is not based upon poor

buildings in the area but only those that contribute positively to the distinctiveness of the place. Citing poorly designed buildings as inspiration is not an approach to follow.

The buildings are related in terms of form, proportions and materials and there is a hierarchy that lends interest and character to the development. The highway infrastructure is minimised and quality surface materials have been

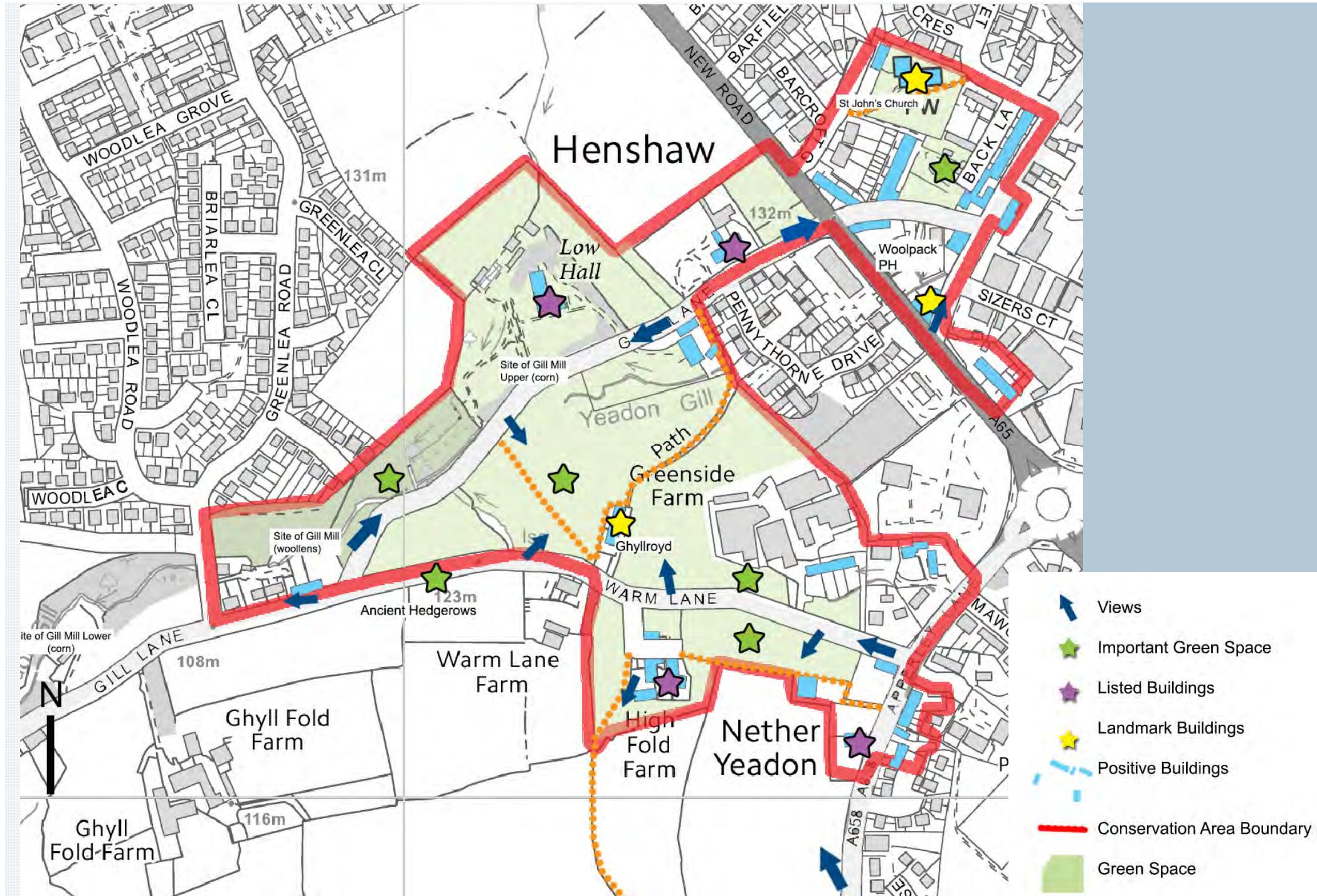
used, especially around entrances and focal points.

Mature trees have been retained and open spaces respect the agricultural landscape quality of the surroundings. Spaces are also well overlooked and the layout responds to other guidance such as 'Neighbourhoods for Living' that should also be used to inform residential development.

## Features of the scheme include the following:

- 1) Non Listed Building within the Conservation Area
- 2) York Stone rumble strip at entrance to development.
- 3) Mature trees retained and managed as landscape buffer and green infrastructure corridor.
- 4) Shared surface, parking court in high quality materials
- 5) Other development behind buffer and continuing robust landscaping.
- 6) Open vistas/important views maintained.
- 7) Sensitive designed highway entrance.
- 8) New Houses reflecting local character, form, proportions, details and materials.





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1908—Ordnance Survey 1: 2,500  
1938—Ordnance Survey 1:10, 000  
1956—Ordnance Survey 1:10, 000

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

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

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

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

## Sources of further information

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

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

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

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

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

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Many thanks to Mr Nigel Wilson who submitted extra historical information that proved useful to this appraisal.

# 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 Little Moor by:

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

This appraisal follows the current guidance set out by English Heritage in the 2010 publication: "Understanding Place: Conservation Area Designation, Appraisal and Management". HMSO 2010

The appraisal is not intended to be comprehensive and the omission of any particular building, feature or space

should not be taken to imply that it is of no interest.

## Planning policy context

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

- Planning (Listed Buildings and Conservation Areas) Act 1990
- 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, Core Strategy 2014.

## Community involvement and adoption

towards the information on-line and the public meeting which took place on at

- Press releases were distributed.

The consultation responses will be evaluated and the appraisal amended in light of comments received.

**This document is available to view and download on the Council's website - [www.leeds.gov.uk/conservation](http://www.leeds.gov.uk/conservation)**

## Consultation

A draft version of this appraisal will go through a six week public consultation process, from January 2015.

- Identified stakeholders and interested parties being notified.
- The appraisal and response form being made available through the Council's website.
- Information in .
- Posters were placed around the conservation area directing residents