



NEW FARNLEY VILLAGE DESIGN STATEMENT

April 2013

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FOREWORD

The New Farnley Vision Group was set up in 2006 with the aim of encouraging an improvement in the environment of our village, and a number of initiatives have been achieved since then. The Village Design Statement is one of those, and though it has been a long and sometimes difficult road, involving changes in planning policy along the way, the resulting document will be a big step towards making New Farnley an even better place to live. This is a community document which has been adopted as Council policy and its purpose is to make people more aware of what is important about the character of the village – its heritage, its buildings and its landscape - and how development can be sensitive to those qualities. It is all about having pride in the place where we live and will make it easier for everybody who carries out work which affects the appearance of New Farnley - whether it's building a new house, an extension or just maintaining a hedge or wall - to stop and think about how those things can be done in a way that will benefit the appearance of the village. So whether you are a developer or a resident, a planner or a traffic engineer, there is something in here for you. Our community cares about what happens in New Farnley and this document marks an important community achievement.

New Farnley Vision Group Committee

April 2013

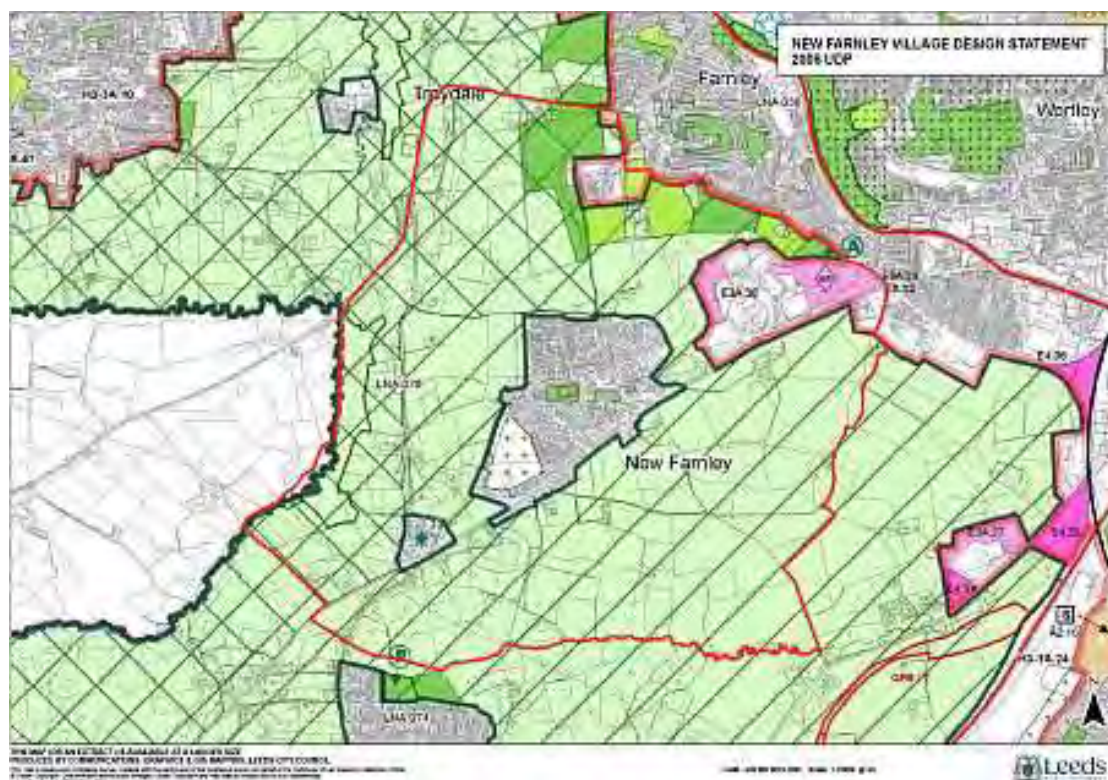


ABOUT NEW FARNLEY

The village of New Farnley is located in the west of Leeds on the A58 to Halifax. Surrounded by Green Belt and on a north facing hillside, its location gives it a rural feel with good views to the city centre and access to a number of footpaths through the fields. The village is in two parts – the larger New Farnley itself centred just off the A58 with a village green, a shop and a community centre, and the smaller Upper Moor Side further up the hill at a crossroads on the A58.

The open countryside surrounding these built-up areas is mostly farmland, with woodland to the east where it abuts an industrial estate – the successor to the Farnley Ironworks. Across fields to the north is Farnley Hall and Park, once occupied by the Armitage family who owned the Ironworks.

Although both areas are based on small agricultural settlements and both still retain a number of stone cottages dating from a pre-industrial age, New Farnley grew in the 19th century with the arrival of the Ironworks when a number of terraces were built to house the workers there. Since then further estates have been added, whilst Upper Moor Side, a Conservation Area, has remained a smaller group of houses with fewer recent additions



Leeds Unitary Development Plan

NEW FARNLEY VISION GROUP

The New Farnley Vision Group (NFVG) was formed by the local community in 2006 following a well-attended public meeting in the village. One of its aims is to promote the protection, conservation and enhancement of the heritage, history and local environment of New Farnley and its surroundings.
As a result NFVG initiated this Village Design Statement to further that aim.

WHAT IS THE DESIGN STATEMENT?

The Design Statement is an expression both of the design characteristics of the village valued by local people and their aspirations in guiding new development. It is intended to identify the local distinctiveness of New Farnley, encourage improvement where it is needed, and aims to protect the best of what is there now. It was adopted in April 2013 by Leeds City Council as a **Supplementary Planning Document**, part of the Leeds Local Development Framework which will become the statutory development plan for the area. As an adopted policy document, it will be used as a material consideration when determining planning applications in the area it covers.

WHO WILL USE IT?

Local Community: The document may be read purely for interest - it will contain information on the history of individual areas and highlight specific aspects of their design and arrangement. But it should also be used as guidance when making any alterations to property, especially if it does not need planning permission.

Developers: Both small alterations and new development will have an impact on the appearance of the area. Developers should use the document to find out what is important in the area they are working in.

Statutory Authorities: The street scene is a combination of its backdrop of buildings and its foreground of paving, signs, lighting, and other service items. When planning a scheme or initiating maintenance, they should check the maps and character area pages for information on what is appropriate in the area they are working in.

PRODUCING THE DESIGN STATEMENT

Following a public meeting on 19th June 2009 organised by NFVG, questionnaires were designed and distributed to every house in the area, collected and analysed and the results written up into a comprehensive report "We like New Farnley".

A workshop was held on 19th September 2009. The purpose of the workshop was to enable local residents to analyse the character of the neighbourhood, using map-based tasks and by fieldwork. Participants used the themes of "**architecture**", "**landscape**" and "**moving around**", to identify the characteristics of the area, assess which had positive or negative attributes and establish which parts of

the neighbourhood had common characteristics. These were then identified as “**character areas**” for the purposes of analysis and description.

An exhibition was held on 3rd July 2010 of the work done since then and using the responses from the questionnaire responses and the suggestions from the workshops, those **character areas** are described, their **positive characteristics** noted and an indication given of where there needs to be **action for improvement**. These are aspirations which have emerged from the analysis of the questionnaire, the community workshops and field studies and from public comments at the exhibitions of that work. These actions would improve the quality of the area, but may, though not always, have to wait for suitable funding or changes in policy. Some of these issues are highlighted in the illustrations.

The final version of the Design Statement has been produced following further consultation with Council Officers and a statutory period of public consultation.

HOW TO USE THE DESIGN STATEMENT

The document starts with a description of the village, its buildings, its landscape and how people move around in it. This is followed by an appraisal of its character in different “character areas”. Within each area, the positive features are noted, as are those which could be improved. More detail on what is contained in the character area appraisals is given on pp23-58.

These appraisals are followed by Guidance for Development: developers will need to demonstrate that they have taken this guidance into account when submitting planning applications .

The Action for Improvement section within each character area, as well as the more general suggestions contained in the Management Plan toward the end of the document, are aspirational – they may not form current policy and may have to wait for changes to policy or for funds to become available. However they do provide an indication of where local residents would want resources aimed, when and if the opportunity arises.

If you are carrying out any development in the area, whether it’s a small extension or a large infrastructure project:

- Read the description of the character area you are interested in.
- Note the positive characteristics of the area
- Note the actions for improvement
- Read the “Guidance for Development” page
- Note the items included in Management Plan for future action.
- Prepare a design proposal statement showing how your proposal will enhance the character of the area.

HISTORY OF NEW FARNLEY

The Manor and Estates of Farnley were held in 1086 by Swain Fitz Alric and then a number of his descendants until it passed by marriage to Sir James Danby in 1497. The Danbys held it for about 300 years before it was bought by James Armitage.

New Farnley did not exist as a village until the early part of the 19th century when Edward Armitage started the Farnley Iron Works and Farnley Fireclay. He needed many workers so built houses for them, so what had been known as part of Farnley now became New Farnley.



Upper Moor Side and Low Moor Side 1852

Before 1850 the area we know as New Farnley comprised of a small settlement at Upper Moor Side and a hamlet at Low Moor Side, together with a number of scattered farms, and a large number of small coal and clay pits (day holes). It was at this time covered mainly by fields and woodland. The Farnley Wood Plot took place in this area (probably between Gelderd Road and Farnley Hall) in 1663, when a number of conspirators were caught and hanged at York or Leeds for their part in the plot.

The older parts of New Farnley are mainly Upper Moor Side, Low Moor Side and Croft Terrace area.

Upper Moor Side

Upper Moor Side has been known as Moor Top for at least 100 years and a map of 1797 also shows it as Farnley Moor Side. At this time it was farming and weaving community, much more thickly populated than Low Moor Side which later became New Farnley. Some of the weavers' cottages have survived and are

now Grade II listed buildings, together with Ings Hall and Ings Hall Barn. The deeds of one say that it was built on land which 'formerly was part of the waste of the Manor of Farnley' and which was purchased in 1725.

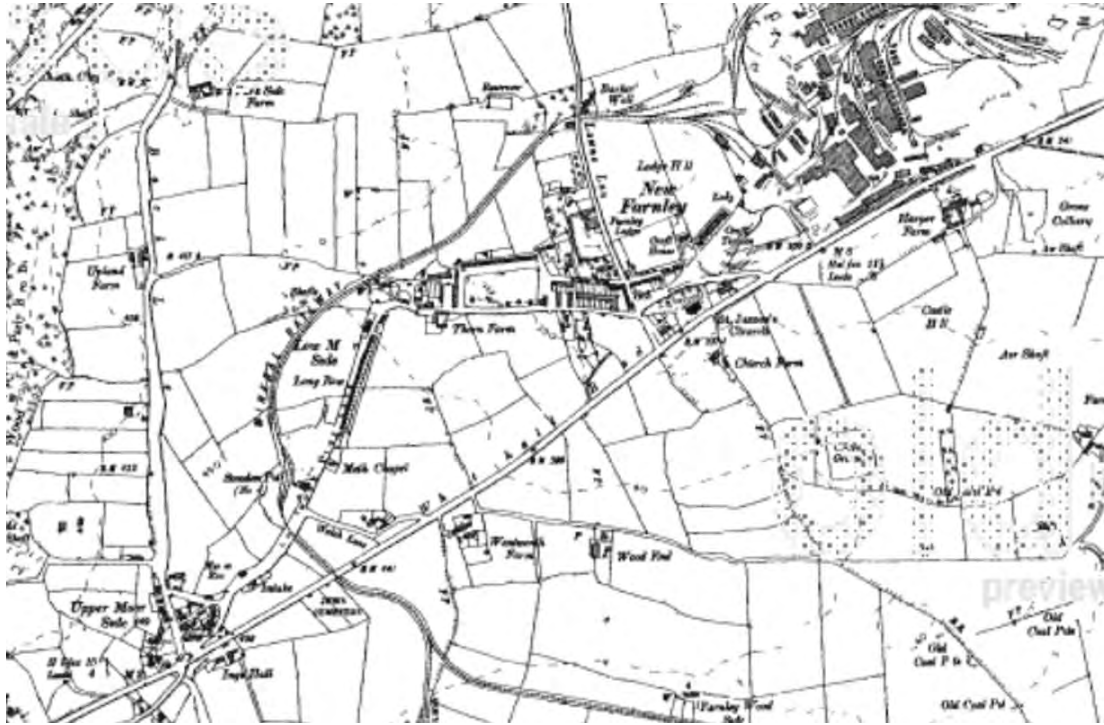
Moor Top was in a good position for trading, being near a network of pack-horse routes and turnpike roads. A section of packhorse track can still be seen along a fairly recently named 'Burnt Side Road, known until then as 'Top Causer'. A former Woodcock Inn built in 1771 is said to have been built on the site of Lords Corn Mill. The Inn seems to have been aptly named: woodcocks could still be seen flying at dusk in the 20th century. Attached to the Inn was a blacksmith's forge.

The beginnings of education for local children came in 1813 when Joseph Lancaster built a schoolroom, which was rebuilt in 1875 and extended in 1906. Joseph Lancaster was a Quaker and claimed to have started the Monitorial System, where one teacher could teach up to 1,000 pupils with the help of pupil teachers. Whitaker's directories show that between 1844 and 1853 Top Moor Side had about 10 farmers and a wood ranger, maltster, four shopkeepers, four woollen manufacturers of coloured cloth and a Carrier to Leeds plus the licensee of the Woodcock Inn, who was also the blacksmith and boiler-maker.

Low Moor Side

Perhaps the oldest building in New Farnley is situated at 16 Low Moor Side (Wellholme Cottage). This long low cottage of 'cruck' construction dates back to the 14th century. Number 17 is also said to be about 400 years old and has a flight of stone steps up to a hay loft or weaving room. Along the road numbers 2 to 9 are also of characterful appearance: these are stone built with stone tiled roofs pre 1800s, except no 8 which is a Victorian infill. According to the 1817 directory of Leeds there was a *Golden Cock Inn* at Low Moor Side, run by a Robert Elwell or Elwand, but the exact location is uncertain. New Farnley Post Office was for a number of years situated at 4 Low Moor Side and was built about 1725, prior to that the post office was located at 1 Forge Row. The present day fish shop was built in about the 1930's, where the Farnley Fireclay bricks were used in the construction of the interior. This building replaced a wooden structure used as a fish and chip shop.

The flagstones running at the side of the fish shop and past Wellholme Farm are part of the old Pack Horse routes, traces of which are evident across the fields to Farnley Hall. The pleasant 'Little Park' was created in the early 1900s. The co-op was opened on Dec 12th 1867, and the public bath-house was situated behind it. In 1845 a school was opened in New Farnley, built and run by the Armitage family. It was demolished in the 1980's. The Alms Houses were paid for by public subscription in 1896 as a memorial to James Armitage who had died the previous year.



New Farnley 1908

When the Armitage family took up residence in Farnley Hall in 1799 they decided to avail themselves of the minerals that the parish of Farnley had to offer beneath the soil. To do this they needed to recruit a workforce from far and wide (1851 census shows 8 families were from Ireland). This led the Armitage Family to create the village of New Farnley, thus introducing a totally new community to this area. As housing was urgently needed a large number of houses were built, in a short space of time. Long Row (consisting of 46 two bedroom terrace houses with long front gardens along Low Moor Side) was completed in nine weeks in 1851. At this time the Playground, Newton Square, Forge Row, Furnace Row, School Row, and Gainsborough Place were also built. However along with the School some of these were demolished in the 1980's. Wolley Avenue was also built by the Farnley iron company but not until about 1925.

Croft Terrace and Coach Road

Croft House, Croft Cottage and Croft Terrace were all built around the 1890's by the Armitage family as houses for the Foundry Manager and other managers from the Iron Works and Fireclay businesses.

(History of New Farnley provided by the New Farnley History Group)

CONSERVATION and HERITAGE

Listed Buildings and other positive buildings

The area contains a number of listed buildings which demonstrate New Farnley's varied history. Many of these are from the agricultural past – farmhouses and barns, but the industrial past is also represented by Farnley Hall the mansion occupied by the Armstrong family and the smaller worker's cottages at Moor Top. As well as these “designated assets”, there are also a number of undesignated heritage assets which can be seen in the terraces at Playground and Forge Row, as well Croft Terrace and the unspoilt estate design Wolley Avenue, for example. These are buildings of interest in the area which contribute to its character by their architectural, historic or townscape value .

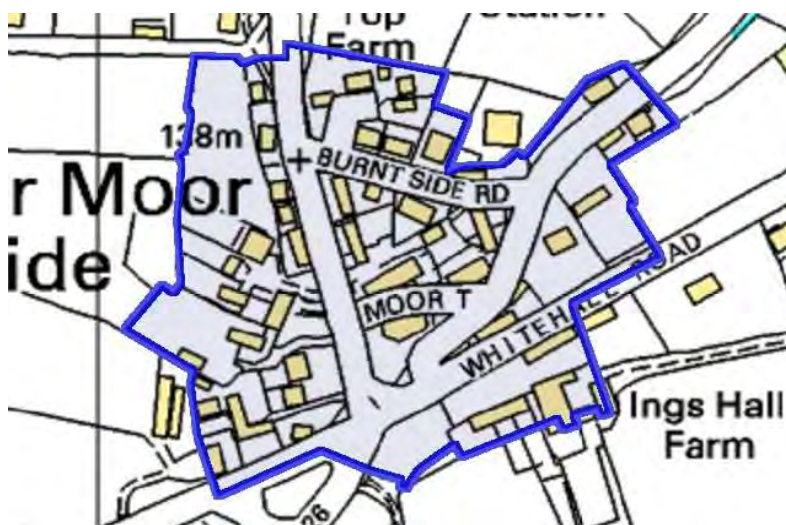
Both the listed buildings and these positive buildings of interest are indicated on the maps of each character area.

Conservation Areas

- **Upper Moor Side**

New Farnley still retains evidence of both its agricultural and industrial past throughout the area, but only Upper Moor Side is currently a conservation area. It was designated as such in April 1976 with the title “Farnley Upper Moor Side” and its character as an informal arrangement of houses and cottages, separated from the remainder of the built-up area of New Farnley is described on p28.

A full Conservation Area Appraisal and Management Plan is recommended at some point in the future: in the meantime, the character area appraisal and local management plan contained in this Design Statement provide information on its special qualities and will form the basis for the full appraisal in due course.



Upper Moor Side Conservation Area

- **Low Moor Side and New Farnley Village**

Although not currently a conservation area, this area has considerable historic value as well. Low Moor Side, at the west end of New Farnley Village, like Upper Moor Side, also contains buildings which date from the area's purely agricultural past. Well Holme Farm itself is listed, but the cottages which line Low Moor Side road are also pre-industrial.

However, there are also remains of the area's industrial past, including the terrace at Playground, Forge Row, the Memorial cottages on Lawns Lane and Croft Terrace on the Coach Road. The houses on Wolley Avenue are later examples of worker's housing and their completeness and unaltered state provide a good architectural and historic example of housing of the pre-war period.

These are all highly valued elements of the area's history and it is recommended that they, too, are included in a conservation area to give them better protection. A suggested boundary is shown here.



The character of these areas are described on pp 24, 38 and 42 and local management plans for them are included there. These will identify the special interest in the area until a Conservation Appraisal can be progressed.

BUILDINGS

- The design of the buildings in New Farnley reflect the three main periods of growth in its history –pre-industrial, industrial, and recent suburban growth.
- The hamlets at Upper and Low Moorside were agricultural and weaving communities in pre-industrial times and the legacy of that period can be seen in the late 18th, early 19th century stone cottages around Moor Top and Well Holme Farm. These buildings, with coursed stonework, wide windows, stone window and door surrounds and stone slate roofs, provide a very specific character to those small areas. Many of the houses are listed buildings, most of them at Low Moor Side. However it is Upper Moorside, including its listed single storey weaver’s cottages (saved from demolition in the 1970s at the 11th hour), which is the conservation area. The older properties have been supplemented in the 19th century by slightly taller two storey neighbours with sash window proportioned openings, if no longer with sash windows. These too are in coursed stone with stone heads and sills, stone slate roofs and chimneys.
- The opening and expansion of the Farnley Iron Company saw further growth around Low Moor Side and its development as New Farnley Village with long terraces of stone-built houses, only three of which still remain at Playground, Forge Row and Croft Terrace. The former two are plain with little detailing apart from functional stone heads and sills, while the latter (built for under-managers) has projecting pedimented gables. All are mainly rendered
- The suburban growth of New Farnley began with 1930s ribbon development of red brick and render semi-detached houses along Whitehall Road and Wolley Avenue. This expansion has continued in more recent years: first with the infill estates of Castle Ings and Wolley Drive and latterly the larger scale developments on the north side of the village at Beechfields and then Stephenson Drive. These have been supplemented by more subtle infill at Holme Farm Court and around Upper Moorside.
- Some buildings, mainly non-residential, stand out from the rest. Farnley Hall, of course, is on an altogether grander scale as is Lawns House. St Michaels Church, too, has a distinguished architectural pedigree. The Lancasterian Schoolroom, with its five large windows facing Low Moor Side Lane is a distinctive building set apart from others and is also important historically. At the corner of Lawns Lane and Forge Row, the brick built outbuildings of the demolished Farnley Lodge, complete with clock tower and pagoda-style roof is also distinctive. Buildings which add less to the quality of the architecture are the Co-op shop and the Community Centre in New Farnley Village, both built with less emphasis on design and more on function, and the Woodcock Inn at Upper Moor Side. This was once a traditional house which has been altered and extended beyond recognition in a manner which is at odds with the character of the conservation area within which it lies.



Famley Hall,
home of the
Armitage family in
the 19th century



St Michael's and
All Angels by
Chorley and
Connon, with
cupola of previous
church by John
Carr of York



Low Moor Side.
Vernacular
cottages with
typical stone
window surrounds

BUILDINGS



Upper Moor Side.
19th century
cottages



Wolley Avenue.
1930s estate for
workers at
Farnley Iron
Company,
unspoilt by
dormers and
extensions



Lancasterian
Schoolroom,
1875, an
important
community
resource

BUILDINGS



Croft Terrace. 19th century housing for under-managers at the Famley iron Works, given additional "presence" by the pedimented two storey porches



Memorial Cottages, originally part of Famley Lodge, form a landmark building at the junction of Lawns Lane and Forge Row



Well Holme Close. Modern development which respects the historic character of buildings in the village

LANDSCAPE

- Green Infrastructure is defined as a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. The Leeds City Region Green Infrastructure Strategy seeks to improve this network by the provision of green corridors between existing green infrastructure.
- In New Farnley this network starts with the open agricultural countryside in which it is set, on the side of a hill rising from east to west. The land also rises away from the village both to the north and the south. The boundary between village and countryside is well-defined at the edges of the larger estates, Beechfields, Stephenson Drive, and Castle Ings but elsewhere, where development is less rigid and at a lower density, the boundaries are more irregular. At Moor Top, the Coach Road, either side of Walsh Lane and at Well Holme Farm, for example, the surrounding countryside extends into the built up area.
- Within the village, the multi-functional “village green” and the park at Playground are the main areas of open space, but the woodland around St. James’ Church is also a positive landscape feature. Adjoining the Coach Road the woodland around the pond is an extension of that.
- Other mature trees also make a contribution to the character of the village: alongside the Village Green: in the garden north of Forge Row: around Playground: south of Low Moor Side Lane at Upper Moor Side: either side of Lawns Lane north of the village: and north of the Barkers Well Lawn open space. These trees also help to mitigate the effects of climate change by providing shaded areas for walking and playing.
- Planting within gardens also contributes both to the visual landscape and to biodiversity in the village contributing to the network of green infrastructure. Small trees and hedges play their part, though the latter are more successful where they are consistent and well-maintained, for example around Playground (houses and park). In some cases gardens have been paved over for car parking which is detrimental to the overall character of this essentially rural village.
- Stone walls are a positive feature in the area, particularly where they have been maintained and the original copings remain. They are especially notable along Lawns Lane.
- In many places grass verges help to soften the effects of hard paving and tarmac. However, these need to be kept well-maintained to avoid them becoming unkempt.



Farnley Park. High quality parkland



New Farnley Village Green. The other end of the greenspace scale, but providing similar quality landscape



Retaining wall by Lawns Lane adds character to an otherwise ordinary grassed area



Stone walls feature extensively in the village



Stone sett paving adds texture to a parking area, but needs to be better maintained to look its best



Playground, by the Co-op. Where no-one takes responsibility, maintenance becomes an issue

MOVING ABOUT

- The village lies alongside the A58 Whitehall Road. Once the main road between Leeds and Halifax, much of that traffic has now been diverted to the motorway system, nevertheless there is still a significant amount of traffic on the road. The speed limit on the road is 50mph, though being a straight road it is easy for motorists to exceed that. East of the junction with Lawns Lane, the road is enclosed on either side by mature trees behind stone walls which overhang the road with their canopies connecting. There are no cycle lanes on this route.
- Back Lane is the only other through route in the area, connecting Tong Road with Whitehall Road which it crosses at Upper Moor Side to become Gildersome Lane. Back Lane is a relatively straight but undulating road through the countryside with grass verges, hedges and extensive views to the north. It too has a speed limit of 50mph, even in the village.
- Where Back Lane and Whitehall Road meet is a major traffic junction and whilst its design may meet strict functional requirements for traffic and safety, it has clearly not been designed to be visually attractive. The extent of signage and barriers does not enhance the character of the Conservation Area there.
- Within the village the principal roads are Low Moor Side Lane, connecting Upper Moor Side with the rest of the village and Lawns Lane which passes through the village between Whitehall Road and Hall Lane by Farnley Park. Both of these are country lanes for part of their length, the former with hedges and trees alongside (no footways) and the latter enclosed by stone walls.
- Other roads within the village are generally residential roads of standard tarmac carriageway and footway design, though some more recent cul-de-sacs are shared surfaces with block paving. Forge Row and Playground, two of the older streets, are undopted roads and therefore also shared surfaces, the former without kerbs: this helps to keep traffic speeds low and contributes to the informal and relaxed nature of these areas.
- There are some footpaths within the village, for example: Coach Road to Lawns Lane: Beechfield to Forge Row: Castle Ings Drive to Whitehall Road. An ancient path regularly used by local residents links Burnt Side Road and Moor Top. A number of footpaths also link the village to the surrounding countryside, from Lawn's Lane, Low Moor Side Lane, Back Lane and Whitehall Road. Insufficient regular use means that many get overgrown and difficult to navigate for those that do use them (see "Countryside" section).
- There is little employment within walking distance, so most residents commute to work by car. The resulting high car ownership can lead to extensive on-street (and on-pavement) parking within the residential areas at weekends. Whilst the schools are more accessible than employment, the

pedestrian access to them along the narrow single pavement of Lawn's Lane encourages car use for travel there as well.

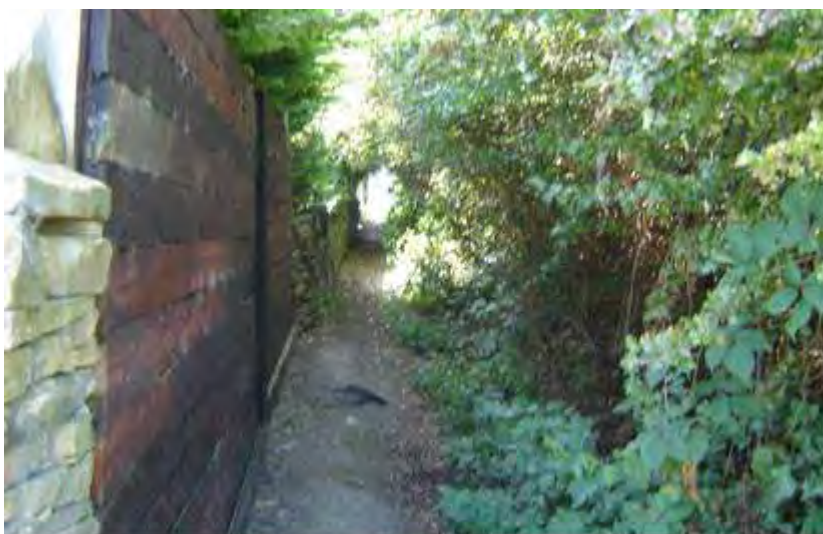
- Frequent buses give access to Leeds City Centre along Whitehall Road and in the opposite direction to Halifax and Wakefield. The only controlled crossing over Whitehall Road is at the junction with Back Lane, 70m from the bus stop.
- Lawns Lane is the route to the primary school. This has a single footway which changes sides part way along its length, requiring children to cross the road. There is no "safe cycle route" to the school.



The junction of Whitehall Road and Back Lane. Traffic safety at the expense of visual amenity. No provision for cyclists



Lawns Lane, the point where children walking to school have to cross the road at busy times (see Management Plan at the end of the document)



A regularly-used snicket between Back Lane and Burnt Side Road beside the brick house, once a route for horses and traps (see p28)



Soft verge on Lawns Lane by the Beechfield junction. An attractive feature which requires regular maintenance for both visual and safety reasons.

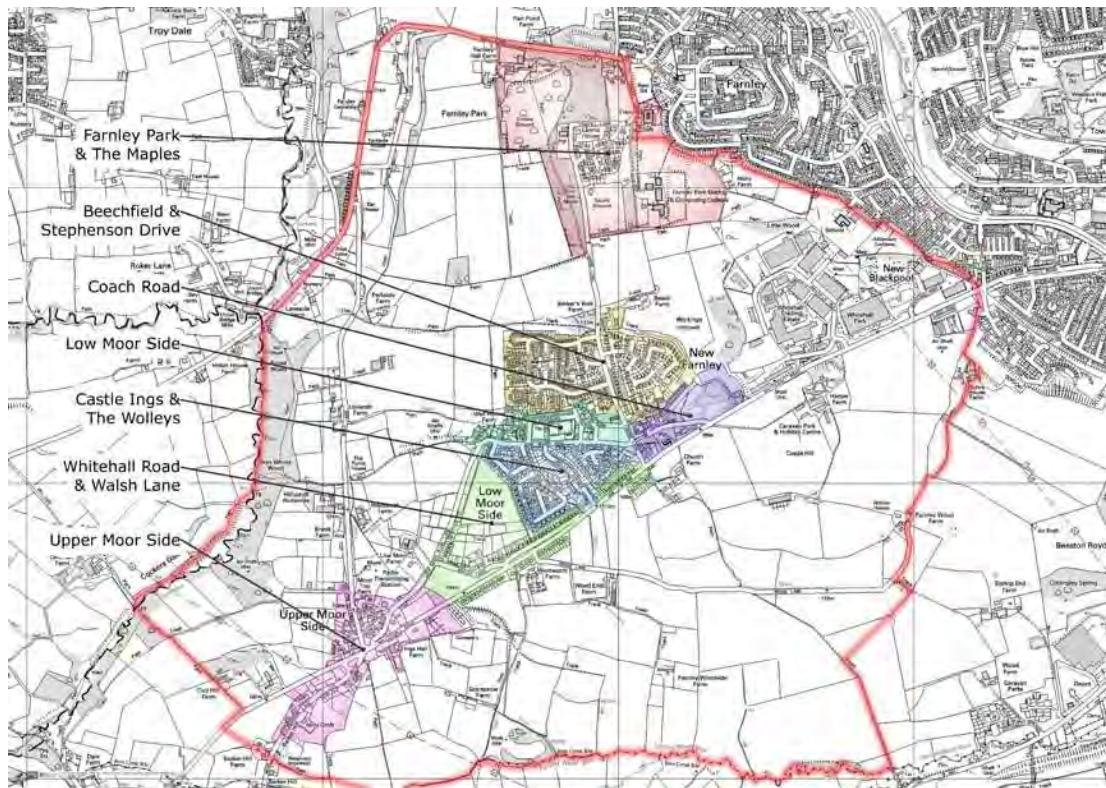


Forge Row – successfully used by both pedestrians and vehicles.



Wolley Avenue. Parking on the kerb. Maybe a case for re-thinking the design of the space and parking arrangements to allow better integration of pedestrians and vehicles.

CHARACTER AREAS



- In the following pages, the character areas which were defined in the workshops are described, their **positive characteristics** noted and an indication given of where things could be changed for the better. These **actions for improvement** are aspirations which would enhance the quality of the area, but may, though not always, have to wait for suitable funding or changes in policy. Some of these issues are highlighted in the illustrations. These improvements may result from actions by the community, by residents individually, or by statutory authorities in future programmes of work.
- In addition, **listed buildings** are noted and shown on the individual character area maps coloured and with a black outline.
- **Buildings of local interest** are noted and shown on the individual character maps in colour only..

LOW MOOR SIDE



- The historic core of the village is a group of farm buildings and cottages at the north end of Low Moor Side Lane at Well Holme Farm. Many of these are listed buildings – stone built with stone surrounds to windows and with slate roofs. To the north of these, at Holme Farm Court, a recent group of houses reflect their character – identifying themselves as modern interpretations by use of rendered walls but including stone surrounds to the windows and pitched roofs.
- Some of the late 19th century terraces which were developed for workers at the Farnley Iron Company remain at Forge Lane and Playground, but a large group was cleared in the early 1980s and the space now forms a “village green” at the junction of Low Moor Side with Lawns Lane. With its grass, trees and occasional benches this is a real asset to the village. Between the Playground terrace and Low Moor Side is a recreation ground lined by trees with a bowling green and hard and soft kick about areas.
- Between these two spaces are the Co-op shop and the Community Centre, - both invaluable facilities, but the utilitarian architecture of each is at odds with the character of the village. The car park between them is tarmac with little landscape treatment.
- The twenty-eight houses in the Playground terrace have (mostly) been rendered and painted white – they have lost their original sash windows but retain their chimneys, a strong feature on the roofline which steps up the slope. Some have conservatories on the south-facing front, but the tall garden hedges which are also a distinctive feature of the terrace, help to conceal these. By contrast many of the houses in the shorter Forge Row terrace have been rendered in a variety of colours, some have had stone pieces inserted, and windows have been altered so that little remains of the original design apart from the basic form.
- Nevertheless the houses in Playground and Forge Row are important heritage assets in the village which should be retained, and much of this area should be considered for conservation area status.

- As Whitehall Road by-passes the village, the traffic through it is fairly light. There is a footpath across the "village green" and a footpath link from Forge Row/Playground through to the estate to the north. At Well Holme Farm, a footpath through countryside to the north leads toward Farnley Park and across fields to Back Lane. A further footpath to Back Lane leads from Low Moor Side Lane.

Positive Characteristics

- The area is the historic core of the pre-industrial village. The arrangement and design of the traditional stone buildings with their original details and materials are thus a major part of the heritage of New Farnley
- The Village Green, though formed from the demolition of industrial terraced houses, is a valuable asset in the village and provides a focal point for the village. Its grass and trees, bounded by roads on three sides gives the area an open, public character which is of particular importance
- The Recreation area and park is also a valuable asset, providing both open space in the village and a venue for outdoor activities and play. The trees surrounding it are also an important attribute
- There are a number of footpaths leading to the countryside to the north and west of the village, providing easy access for walking
- The main village facilities – Co-op shop, Fish and chip shop, the Community Centre and medical centre are all located centrally in the village here.

Actions for improvement

- The Co-op is housed in a single storey shed-like building with blank frontages. It would be improved by views into the shop, protected if necessary by internal grill shutters.
- The access to the Community Centre from the car park which serves it and the Co-op and the car park itself could be enhanced by improved design, materials and planting.
- The bin area on Forge Row faces the fronts of the houses and its appearance and design could be improved
- Retain historic buildings including Playground and Forge Row
- Retain historic stone boundary walls
- Much of this area should be designated as a conservation area
- The village would benefit from more floral displays
- Prevalence of dog fouling needs to be reduced

Listed Buildings

- | | |
|--------------------------------------|--|
| • Thomes House, 1 Low Moor Side Lane | • 9 Low Moor Side Lane |
| • 2 Low Moor Side Lane | • Wellholme Farmhouse, 14 Low Moor Side Lane |
| • 3 and 4 Low Moor Side Lane | • Wellholme Cottage, 16 Low Moor Side Lane |
| • 6 and 7 Low Moor Side Lane | |

Buildings of interest

- Playground terrace
- Forge Row terrace
- Memorial Cottages, Forge Row



Forge Row.
Terrace
constructed for
workers at Farnley
Ironworks. Some
houses have had
cosmetic
treatment to their
façades which
detracts from the
overall character of
the terrace



Listed cottages on
Low Moor Side.
The stone window
surrounds are a
characteristic
feature set in the
coursed gritstone,
but the facades
tend to be
obscured by the
Virginia creeper.



Playground.
Garden hedges
and chimneys are
a positive feature
of this terrace. The
original brick has
been exposed on
one house,
affecting the unity
of the terrace.



Village Green. Once a site of terrace houses, now an invaluable community asset.



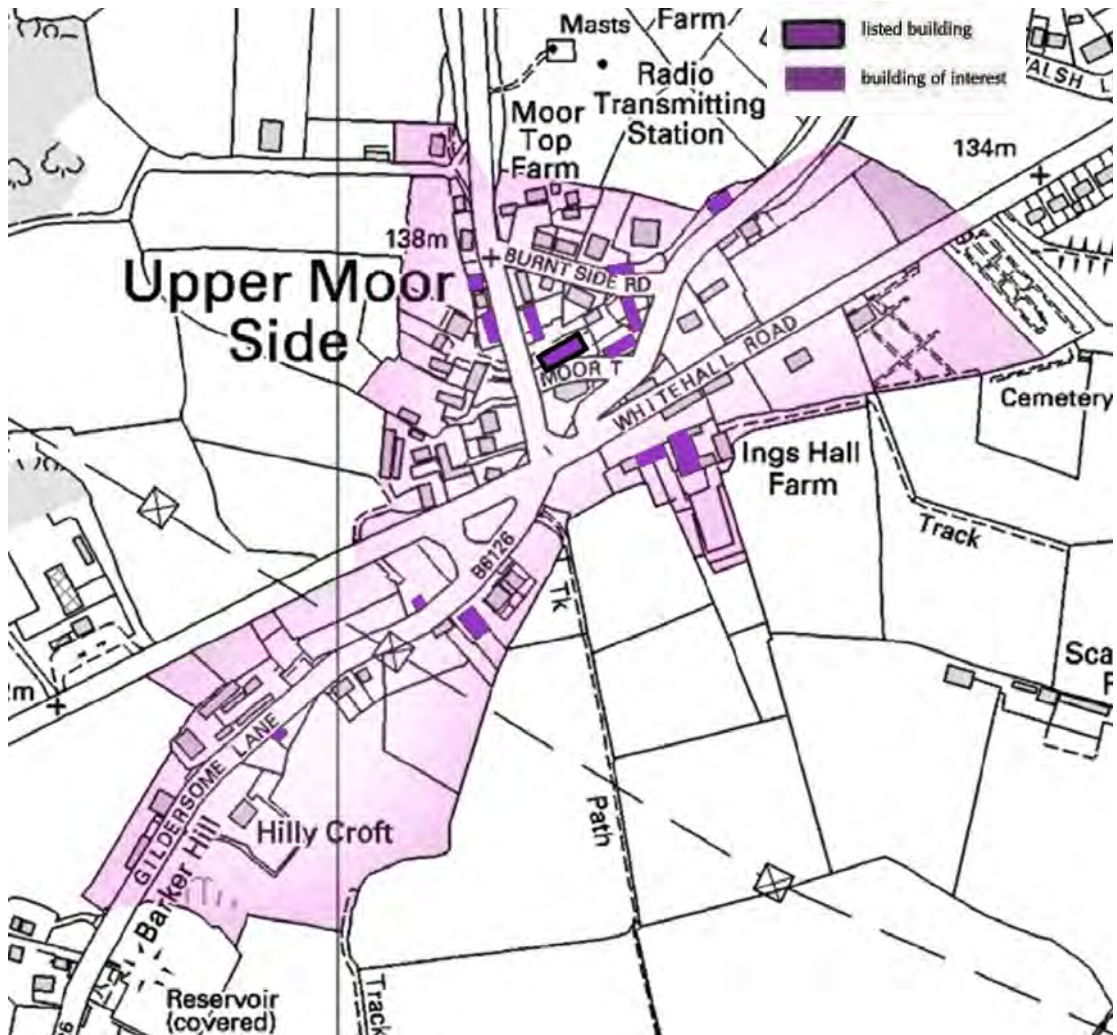
Low Moorside Close. Trees frame the view from the courtyard and pavers add texture to the ground.



Stone walls are an important feature in the area. They have not always been maintained with the appropriate type of pointing.

LOW MOOR SIDE

UPPER MOOR SIDE



- Upper Moor Side is a distinct grouping of historic cottages and more recent houses at the crossroads of Whitehall Road with Back Lane and Gildersome Lane. Most of the area is within the Farnley Upper Moor Side Conservation Area (designated 7th April 1975). The triangle bounded by Back Lane, Burnt Side Road and Low Moor Side Lane consists of one and two storey cottages in stone and render with slate roofs, most arranged in an informal manner along the streets but some tucked away in the centre of the triangle, including the sole brick house there. In spite of the apparent closely packed nature of this area, there are a number of mature trees within the gardens with stone boundary walls and hedges adding to the character of this area which remains as a reminder of its mining and woollen industrial past.
- An ancient track in that triangle, part of that industrial heritage and once used by horses and traps is still regularly used today. The track runs beside the Moor Top cottages and behind the brick house

mentioned in the last paragraph, leading to Burnt Side Road and across to the still existing pack horse path leading to Low Moor Side Lane.

- The character of the area on the north side of the crossroads is recognised in its status as a Conservation Area. Protection is therefore provided for buildings and trees when planning applications are made, or works to trees are proposed. There are also policies in place to retain existing natural paving materials within highways wherever possible. A Conservation Area Appraisal is now due which will re-examine the character and the boundaries and prepare a conservation management plan.
- Across the roads making up this triangle, other houses have been constructed at various times, some based on older agricultural groups, a few of which still remain, for example, Ings Hall Barn and farmhouse on the south side of Whitehall Road. Between Low Moor Side Lane and Back Lane are a few large houses in extensive gardens well-landscaped with trees, as well as a row of brick, render and stone houses where the roads are close together, with no space for gardens at all.
- To the west of Back Lane there are also groups of older and more recent houses built in stone, with a variety of orientations and distances from the road. Here stone garden walls with large turfed front gardens and mature trees contrast with terrace houses tight to the back of the pavement. Further north on Back Lane an increasing number of livery yards, has resulted in the verges along Back Lane being eroded by horses.
- Along Gildersome Lane, small groups of houses and outbuildings in a variety of materials and design are interspersed with open land. Many of the buildings still have agricultural connections, though some have diversified into other uses: kennels, livery yards and motor mechanics.
- This part of New Farnley is separated from the remainder by open greenbelt land which encircles it, though it remains connected by Low Moor Side Lane. Beside this road is the Lancastrian school, now used by the local community as a village hall and managed by a board of Trustees.
- At the crossroads is the Woodcock Inn, a prominent building famed for having been the terminus of the first trolley-bus in Leeds in 1911, and originally an attractive if unassuming late Victorian design. It has been cruelly altered over the years and its flat-roofed façade no longer reflects the character of this conservation area.
- The registered village green is the small green area located to the east of the Woodcock - an unassuming space which could be celebrated more.
- At the crossroads, traffic management arrangements have resulted in a large number of traffic lights, signs, railings etc. aimed more at traffic and pedestrian safety than visual pleasure. The large traffic island-cum-roundabout is, however, attractively landscaped with mature trees.

Positive Characteristics

- The area is located at a crossroads with good access in all directions

- The area is close to the countryside with links to footpaths
- Upper Moor Side is a Conservation Area with a number of historic stone buildings. The arrangement and design of the traditional stone buildings with their original details and materials are a fundamental part of its character.
- The Lancasterian School room provides a useful local facility for the community in a building which itself is a heritage asset.
- The Woodcock Inn is also a useful facility, but see below under Actions for Improvement
- Tree cover is a distinctive asset in this area, particularly including the trees on the south east side of Low Moor Side Lane (protected by Tree Preservation Orders) by Westroyd Ing, the trees in gardens of Westroyd Ing and Hill Crest House and the trees in the large traffic island by the traffic lights.
- The wide verges at the junction of Low Moor Side Lane and Burnt Side Road, along Low Moor Side, and along Back Lane contribute to the open character of the roads in this area.
- The registered village green.

Action for Improvement

- A review of the conservation area should take place to update the boundaries along with the production of a Conservation Area Appraisal and Management Plan to inform development in the conservation area.
- The village green could be improved by reducing the road width at that point and adding setts to the road surface as part of a future traffic management scheme (subject to appraisal).
- The Woodcock Inn has had many alterations and the original building is now lost behind them. The design of the pub and the treatment of its exterior detracts from the quality of the area. Ideally the building would be re-roofed with a pitched roof but in the meantime, the building would be greatly improved by re-painting and re-arranging the signs so the effect is less garish. The setting of the building would also be improved by adding tree and shrub planting within the car park where the angled parking allows, and re-paving in a material with a texture such as block paving. The bollards could be removed and replaced by extending the stone wall on the edge of the car park. The area to the rear of the pub is in need of urgent landscaping to enhance the street scene of the listed buildings at Moor Top: and the appearance of the waste bin area to the side of the pub which requires better screening alongside the village green.
- The traffic signals, signs and barriers at the main junction create visual clutter and a quality audit should be carried out to ascertain what adjustments could be made to improve the visual appearance
- The sight lines out of Burnt Side Road to the right need to be maintained by keeping the verge trimmed.
- Review traffic management arrangements in this area including the no entry into Burnt Side Road from Back Lane which is often ignored
- The provision of separated horse/pedestrian routes on bridleways would be helpful where they become impassable due to mud etc.

Listed Buildings

- 1- 4, 5 & 6 Moor Top
- Ings Hall Farmhouse
- Ings Hall Barn

Buildings of interest

- 1-9 (odds) Low Moor Side Lane
- Moor Top Cottage, Low Moor Side Lane
- Ivydene, Low Moor Side Lane
- Lancasterian Schoolroom, Low Moor Side Lane
- 2, Burnt Side Road
- 6-10 Back Lane
- 15-21 Back Lane
- 25 Back Lane
- Crystal Spring, Gildersome Lane
- Barker Hill Cottage, Gildersome Lane
- Stone Barn at Moor Top Motors, Gildersome Lane



Listed cottages at Moor Top – originally weavers’ cottages. Scheduled for demolition in 1972, they were saved through an appeal by one of the occupants. Coursed stone walls, stone window surrounds and stone slate roofs are characteristic features of the traditional houses of the area.



The Lancasterian Schoolroom founded in 1813 (renovated 1875). Now used for local community purposes, the building is a landmark on Low Moor Side Lane, separated from the built-up area of Upper Moor Side.



Houses at the junction of Low Moor Side Lane and Burnt Side Road in the Upper Moor Side Conservation Area. The mix of stone and white painted render houses is typical of the area, as is the variation of height and window detailing. Stone slate roofs are, though, a common theme.



The original Woodcock when it was the base for the first trolley bus in Leeds.

The stone cottage at the heart of the Woodcock has now been lost under the modern additions.



The junction of Whitehall Road, Back Lane and Gildersome Lane is a visual confusion of railings, signs and other traffic paraphernalia and a quality audit and safety appraisal could be carried out to ensure the junction is safe **and** attractive to look at.



The stone flag edging of Burnt Side Road, together with the hedge planting, gives it a country lane feel.

UPPER MOOR SIDE



Public bridleway off Back Lane. Trees provide a backdrop to much of this area and are an important element in its character. However, woodland management is necessary to ensure that they continue to be so.



The wide grass verges on Back Lane are being eroded by horse-riding. The distant views are towards Pudsey.



View from Gildersome Lane toward Cottingley. The hilltop location of Upper Moor Side provides the opportunity for many views of the surrounding area.

UPPER MOOR SIDE

WHITEHALL ROAD AND WALSH LANE



- Ribbon development along Whitehall Road in the 1930s has resulted in a string of houses on both sides of the road, though there are gaps on the south side, where the visual character can still be perceived. Most of the houses are detached or semi detached in brick and render with hipped tiled roofs. Walsh Lane, connecting Whitehall Road and Low Moor Side Lane, has similar houses on one side only with one older property, Plane Tree Farmhouse, now listed.
- East of Walsh Lane along Whitehall Road, the houses are set back behind a secondary parallel road, leaving an open grass strip which creates an open character in this stretch of the road, contrasting with the more contained character where it passes through the trees which line and overhang it east of Lawns Lane.
- Parts of this strip have been taken over for additional car-parking, reducing the green effect.
- Most houses along Whitehall Road have low brick garden walls, some with hedges growing over, with many gardens containing small trees and shrubs.

- At the junction with Lawns Lane, a car-sales area is a prominent but less attractive feature outside a garage with hints of art deco design.
- Whitehall Road is restricted only to 50mph speed limit and is therefore perceived as a fast road through a built-up area making crossing more difficult for residents on the south side accessing the village facilities. Results from the questionnaire indicate that most residents wish to see the speed reduced (50% to 40mph and 29% to 30mph). This is now under consideration.
- North of Walsh Lane, between Low Moor Side Lane and the remainder of the village is open land allocated as a “protected area of search” (PAS) in the Leeds Unitary Development Plan (UDP). This land may be considered for development in the future as part of a new site allocation plan in the LDF (which will supersede the existing UDP). It is now an attractive open field and with Low Moor Side Lane itself and its hedges and trees, emphasises the rural character of this area. On the immediate east side of the lane is a strip of land now known as the Butterfly Field, but which was once the site of a terrace of houses, demolished in the 1980s
- There are footpaths leading from Whitehall Road into the countryside to the south.

Positive Characteristics

- Rural feeling, provided mainly by fields and hedgerows on either side of Low Moor Side Lane
- Good distant views of the city centre down Whitehall Road
- Rural views over open fields on Low Moor Side Lane
- Green strip south of Walsh Lane junction on north side of Whitehall Road
- Green field on the side of Walsh Lane
- Butterfly field – thin strip to the east of Low Moor Side Lane, once the site of Long Row, a terrace of industrial workers houses now demolished and now a haven for wildlife
- Wide verge at north end of Low Moor Side Lane
- Easy access to footpaths through the countryside

Action for improvement

- Speed reduction on Whitehall Road. A speed review on class A & B roads is currently being undertaken
- Any proposal for the development of the PAS land will only be considered in the future as part of the new Site Allocation Plan (which will supersede the existing Unitary Development Plan). The appraisal carried out as part of this Design Statement which emphasises its value to the village as rural land should be taken into account at that stage.
- Footpath from Wentworth farm to Gildersome: cutting back and maintenance of overgrowth is needed.
- Footpath near 19 Low Moor Side Lane is also impassable due to overgrown vegetation.
- Tree planting in the green space alongside Whitehall Road would significantly enhance the area and should be considered.

Listed Buildings

- Wentworth Farmhouse, Wood Lane
- Plane Tree Farmhouse, Walsh Lane

Buildings of Interest

Garage at junction of Lawns Lane/Whitehall Road



Bungalows with neat pyramid roofs on Whitehall Road, part of the 1930s ribbon development illustrate the history of development in this area.



The view towards Leeds City Centre along Whitehall Road. The wide grass verge would benefit from a line of trees



Whitehall Road near the Coach Road junction. Here the stone walls and overhanging canopies give the road a more enclosed character

WHITEHALL ROAD AND WALSH LANE



Walsh Lane: still a country lane in spite of the urban-style garden wall and development of the land on the left for a house.



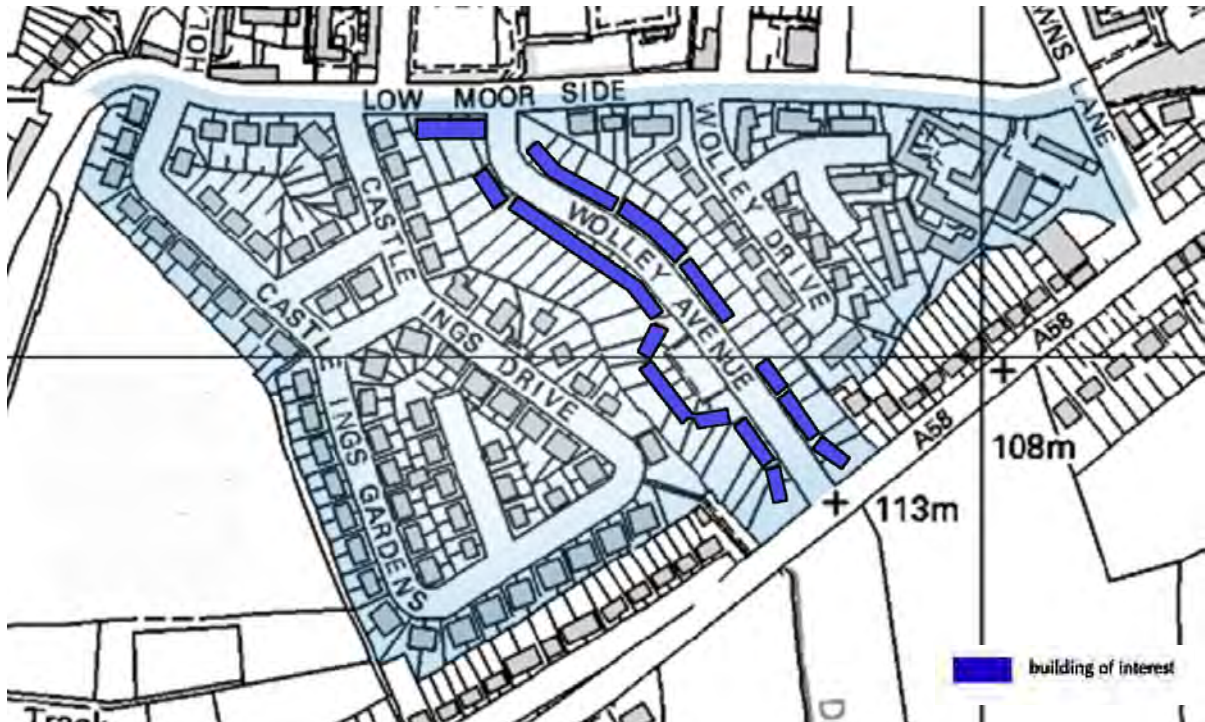
Traffic on Whitehall Road can make crossing difficult.



Footpath leading to open countryside to the south, the entrance overgrown and in need of maintenance

WHITEHALL ROAD AND WALSH LANE

CASTLE INGS AND THE WOLLEYS



- Development of this area began in the 1930s with Wolley Avenue, connecting Low Moor Side with Whitehall Road. The houses are semi-detached, with pale ochre render finish, hip roofs with light grey tiles, deep eaves and rendered central and end chimneys (only a few removed). Each side of the road is a slightly different design so that larger windows always face west. The houses all with low brick front garden walls, follow the double curve of the road and at one point a central green space with weeping willow is created by setting back some houses to give a centrepiece to the development. The houses have been unspoilt by extensions and additions or inserted dormers and are a good example of the original careful design of that period. Due to their design and unspoilt appearance, this road of houses should be included in the conservation area to be considered for Low Moor Side.
- To the west is the development of Castle Ings Drive, built in the early 1970s – mostly semi bungalows with some houses, grey brick and red brick, with light grey concrete tile roofs, gable ends and some dormer additions. The butterfly pattern road layout of the plan is not evident on the ground and the houses have small plots, small front gardens and there are few trees. Low walls front the gardens, many have been altered.
- Wolley Drive, to the east of Wolley Avenue, was also built in the early 1970s – semis and short terrace houses with brick gables and glazed/tile hung facades. The layout of angled and straight blocks has resulted from the use of standard house types in an awkward site - a geometric rather than an urban design solution. With almost as many front garden treatments as there are houses, and with cars parked in some as well as on the pavements, the streets here do not create attractive spaces.

- To the east of Wolley Drive is a group of 1980s-built flats designed for more elderly people. A more or less continuous block of two storey flats in a rectilinear spiral creates a series of landscaped and car-less courtyards. The buildings have been rendered in a two-tone beige and white, but the window arrangements are functional only with little visual appeal and the array of television aerials and satellite dishes on the eaves further mars their appearance. The garage court at the entrance is partially screened from view and opens to a greenspace between it and Lawns Lane, though the wide expanse of tarmac is less attractive. However, the space between the flats and Low Moor Side with trees and grass acts as a counterpoint to the “village green” across the road, providing an open aspect to the junction with Lawns Lane.
- The entrance to the village, off Whitehall Road is the junction with Lawns Lane, and once past the car sales, the west side of the road is an attractive tree-lined space with grass beyond a low stone wall which has been built alongside the road and into the grass area at the junction.

Positive Characteristics

- The design of buildings and layout of Wolley Avenue make them worthy of retention
- The trees in the greenspace on Wolley Avenue add a focal point to the road
- The location close to the village centre
- The tree planting at the Lawns Lane junction Low Moor Side Lane provides a green “gateway” to the village
- The location close to Whitehall Road provides easy access to the transport network

Action for Improvement

- An appraisal of the Low Moor Side area for conservation area status should be extended to consider the merits of Wolley Avenue .
- Many fences facing public spaces require maintenance and are detrimental to the visual character of the area. Hedges and/or walls would be an improvement
- In many of the roads, but particularly Wolley Drive, there is a mixture of front garden boundary treatments which creates a fragmented appearance.
- More planting areas needed within the housing areas. More front garden planting would be an improvement
- Parking on pavements is a common problem even where road widths are sufficient to park on the carriageway. There may be scope in some areas to consider re-designing the road and pavement space to reflect actual pedestrian and vehicle needs.
- Flat roof garages do not fit well with the house designs in Wolley Drive
- The pavements on the Wolley Drive bellmouth may be wider than necessary and more planting here would soften the edges without encroaching on safe use
- An area of untidy land by the 3 storey flats on Low Moor Side requires maintenance
- Provision of footway on west side of Lawns Lane at its junction with Whitehall Road to link the footpath through the greenspace with the footway on Whitehall Road. There is currently no footway for pedestrians at this main junction to the village from the uncontrolled crossing from the bus stop

Buildings of interest:

- As a group – Wolley Avenue



Bungalows on Low Moor Side, part of the Castle Ings estate, providing a sense of width and space to the roads



Wolley Avenue. Wide-fronted rendered houses with hipped roofs, arranged in a sweeping curve. Most have remained unaltered, maintaining the integrity of the original design.



Wolley Drive. The original design included grouped garages, leading to problems with parking.

CASTLE INGS AND THE WOLLEYS



Old stone walls on Low Moor Side merge into brick walls on Wolley Avenue.



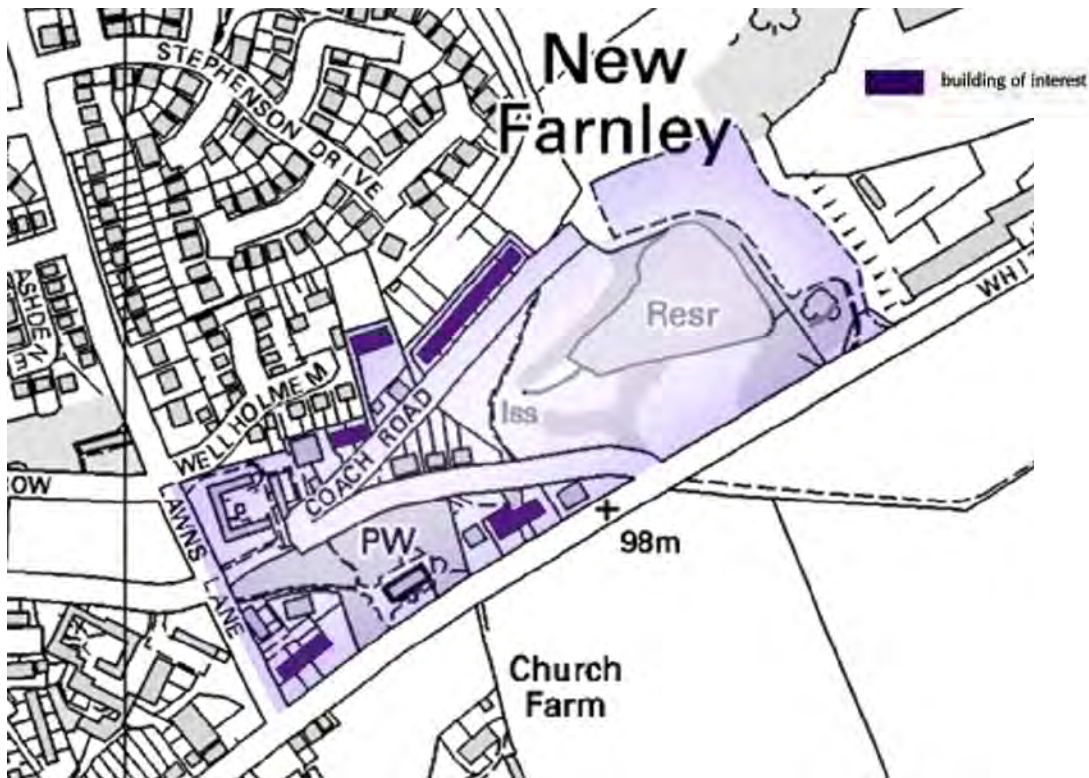
Wolley Avenue gardens facing Low Moor Side. Planting here makes a positive contribution to the landscape character of the village.



This planting helps to soften the severe lines of the out-of-character three storey flat roof apartments on Low Moor Side, but maintenance is needed to keep it in good condition.

CASTLE INGS AND THE WOLLEYS

COACH ROAD



- The Coach Road was once a continuation of Low Moor Side east of Lawns Lane and connected the village to the Farnley Iron Company site, now partly occupied by the Whitehall Industrial Estate at Ashfield Way. The Coach Road is now connected to Lawns Lane via a ramped path and the road itself turns through a hairpin bend to connect to Whitehall Road.
- St. James Church, between these two roads, is on land originally given by Lord Cardigan for the construction of a corrugated iron building provided by the Armitages from their ironworks. It was replaced by a brick building in 1959 – a fairly basic design but set in grounds full of mature trees. There is a useful footpath through here between Lawns Lane and the bus stop on Whitehall Road.
- To the east of the church a white-rendered late nineteenth century terrace faces Whitehall Road with a 1.5m high stone wall to the front boundary with hedge (the house is believed to have been built for Lady Cardigan as a gift from her husband). The wall continues at a lower height down Whitehall Road but is missing in places. The back of the terrace faces the Coach Road at a higher level.
- Between the two angled sections of the Coach Road, three pairs of semis give this rural backwater a more suburban feel, reinforced by the bungalow on the south side of the road.
- At the Lawns Lane end of the Coach Road, a group of 1980s brick Council-built flats (the Gainsboroughs) enclose a central courtyard and is set in a landscape of grass and trees, with the main visual drawback being the tarmac parking area at the corner of the Coach Road which provides a

somewhat unsightly entry into what is otherwise an attractive lane. The narrow carriageway, shared by pedestrians and cars, serves a number of houses of varied age, design and arrangement – all on the north side, the south side being more open with grass, a stone retaining wall and trees. Single storey cottages, one or two newer houses and Croft House (set back and built as a manager’s house for the Ironworks) give the road an informal rural feel and are a contrast to the formality of Croft Terrace

- Croft Terrace was built for the under-managers of the Ironworks in the late 19th century. Mainly white rendered and with central projecting bays and pediment gables to each house, it imposes a sense of authority and dignity here which would be diluted by individual changes to any of the houses. The apparent incongruity of a terrace here, on a cul-de-sac and with open lawns across the road, adds to its charm and is a reminder of the very different place New Farnley was at the height of the Ironworks activity.
- To the south of the Croft Terrace lawns is the pond, once part of the Ironworks complex, now cleaner and greener but only accessible to anglers. Trees which have grown up around it now have tree preservation orders on them and create a backdrop here. Further east, the Whitehall Industrial Estate is screened by mounding created, but not completed, when the remnants of the Ironworks were cleaned up.
- The character of the Coach Road by Croft Terrace is unique, with the narrow road, formal terrace and informal cottages. The quality of that character should be recognised by conservation area status.

Positive Characteristics

- The woodland around pond is an important landscape feature and interesting wildlife habitat
- The irregular layout of buildings and the rural lane character of the Coach Road has considerable charm and interest.
- The formality of Croft Terrace contrasts with that irregular character and provides an important link with the history of the village
- The woodland by St James Church is also an important landscape feature and leisure asset
- The grass and trees by Gainsborough Place provide a counterpoint to the village green on the other side of Lawns Lane

Action for improvement

- Speed reduction on Whitehall Road. A speed review on class A & B roads is currently being undertaken
- The Coach Road surface condition needs improvement, but should not become a standard road design as a result.
- Complete the provision of topsoil on the mound east of Croft Terrace.
- Provide better access for all to the pond.
- This area should be considered for conservation area status

Buildings of Interest

- Croft Terrace
- Croft House
- Croft Cottages
- 520-524 Whitehall Road
- 530-532 Whitehall Road
- Stone boundary wall to Whitehall Road



Croft Terrace, constructed for under-managers at the Farnley Ironworks in the 19th century indicated their status with pedimented two storey porches. The stone walls add to the historic character and well-planted gardens complete the attractive appearance



Croft Cottage. White painted brick under a slate roof. A contrast in scale with adjoining properties adding to the variety on the Coach Road.



St. James Church. Hidden amongst the trees, the footpath past the church connects Lawns Lane and Whitehall Road.



Gainsborough Place, viewed from Lawns Lane. The trees make this development more attractive than it would be without them.



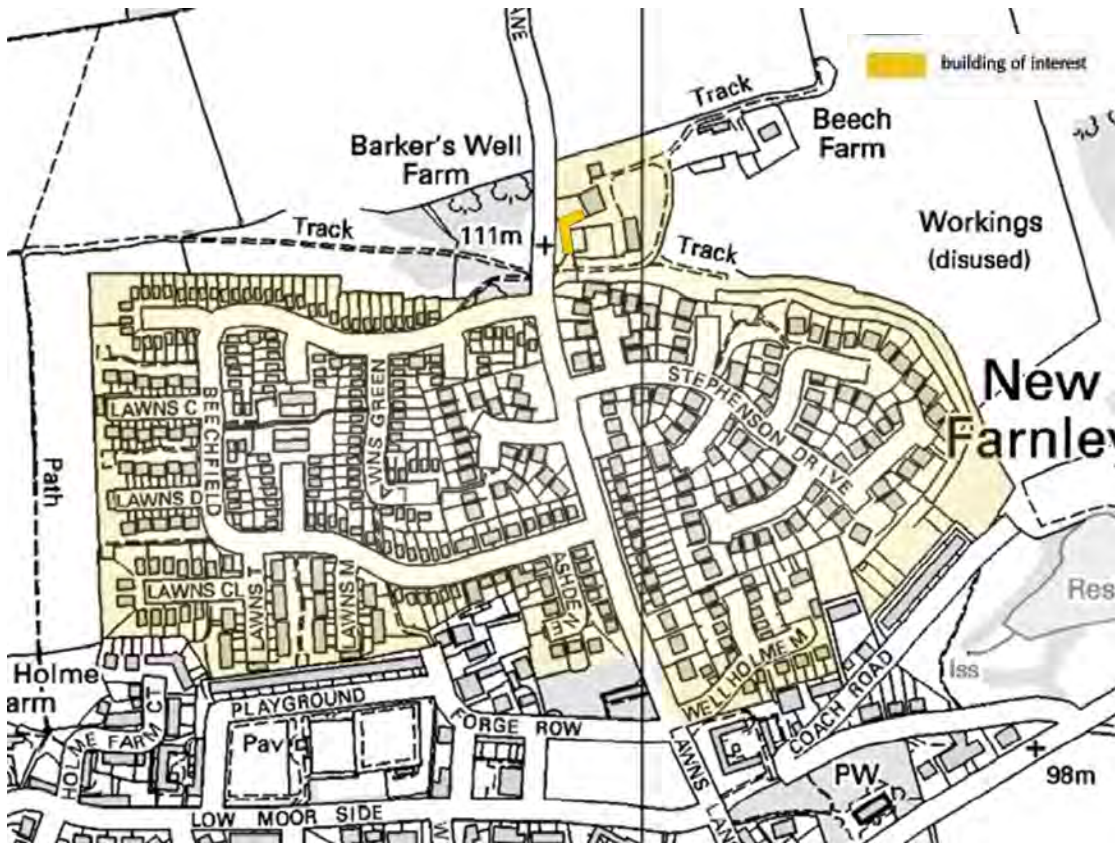
The end of the Coach Road, with Croft Terrace on the left. Open gardens for the terrace are enclosed by a backdrop of mature woodland..



Fencing to the rear of houses on the Coach Road is in need of maintenance, but the lack of maintenance of the verge here adds to the rural feel.

COACH ROAD

BEECHFIELD AND STEPHENSON DRIVE



- The estate at Beechfields was mainly built in the 1980s, though it had been started in the 1970s and is a fairly rectilinear layout with tightly spaced houses and conventional roads. The Stephenson Drive estate was built in the 1990s with more curving roads and houses less rigidly arranged with more space between them.
- The Beechfields houses are mainly detached with gable ends facing the roads, giving a distinctive sawtooth outline in the long views along them. The main road forms a U-shaped spine on plan with both ends joining Lawns Lane. There are spur cul-de-sacs off the inside of this spine road with a similar arrangement of houses. On the outside of the U, though, semis and terraces are set at right angles to the road each facing a garage court to one side and a footpath and shared front garden area to the other.
- The houses in the Beechfields are generally two shades of buff brick with timber boarding in the gables and white painted barge-boards. Doors are mock-Georgian and many occupants have taken up that theme by adding false glazing bars to the shallow bays and other windows when changing the original timber windows to plastic.
- Front gardens in the Beechfields are small with little scope for extensive planting and front boundaries are a mixture of hedges, low walls, fences and open plan. However where there is space there are

small trees and shrubs which provide a soft contrast to the repetitive pattern of development. In spite of the limited off-street parking, few front gardens have been paved over for additional parking and this has helped to maintain the green character of the frontages.

- Stephenson Drive was also planned with a spine road and cul-de-sacs off it. Most houses face the cul-de-sacs so the spaces along the spine road appear more open. The cul-de-sacs are shared surfaces with block paving and no footpaths.
- The houses off Stephenson Drive are wide fronted and constructed in coursed split-faced artificial stone with smooth art stone heads and sills to windows and artificial stone tiles to the roofs. Gables and bays are a feature and the sash-style windows are white.
- Front and side gardens where they face the road are relatively generous and Stephenson Drive itself is lined with hedges. Frontages in the cul-de-sacs are open plan and there is extensive tree and shrub planting giving an open and airy feeling to the streets.
- Between the two estates, on the east side of Lawns Lane is a row of 1930s semi-detached houses, brick with rendered upper floors and hipped tiled roofs and chimneys. These are set well back from the road with a wide verge (much of it used for parking) and a stone boundary wall separating that verge and the front gardens. On the west side of Lawns Lane, a tall brick wall (originally the garden wall of Farnley Lodge) runs close to the road with only a small verge. Elsewhere old stone walls align most of both sides of Lawns Lane and these, together with its narrow carriageway and single footpath, give it a distinctive character and reflect its history.
- Adjoining open land to the north is Barker's Well Farm, with a brick farmhouse and cottages that reconnect the area to its earlier agricultural history.

Positive Characteristics

- The old brick and stone walls on Lawns Lane add to the character of this road
- Hedge boundaries on Stephenson Drive are an attractive feature of the street scene
- Views to distant hillside down Stephenson Drive
- The green space with play area alongside Barkers Well Lawn is a useful and attractive asset
- Front garden planting in the Beechfields gives the views along these roads greater visual interest
- The woodland beside Lawns Lane, north of Beechfields, forms a natural focal point at this gateway into the built-up part of the village.
-

Action for improvement

- Verges need regular trimming on west side of Lawns Lane
- The proposal to alter the footway along the rural stretch of Lawns Lane, where schoolchildren currently have to cross and re-cross the road in the peak period, is a hopeful indication that a long-standing local concern will be resolved

Buildings of Interest

- Barkers Well Farmhouse and cottages



Beechfield. A series of gable ends face the road. Front garden designs vary throughout the estate.



Stephenson Drive. Stone houses with a confusing mix of vernacular and classical styling.



Stephenson Drive. Swathes of planting along the side of the road give it a soft appearance.

BEECHFIELD AND STEPHENSON DRIVE



Stephenson Way.
Projecting garages
make cars
dominate the
frontage



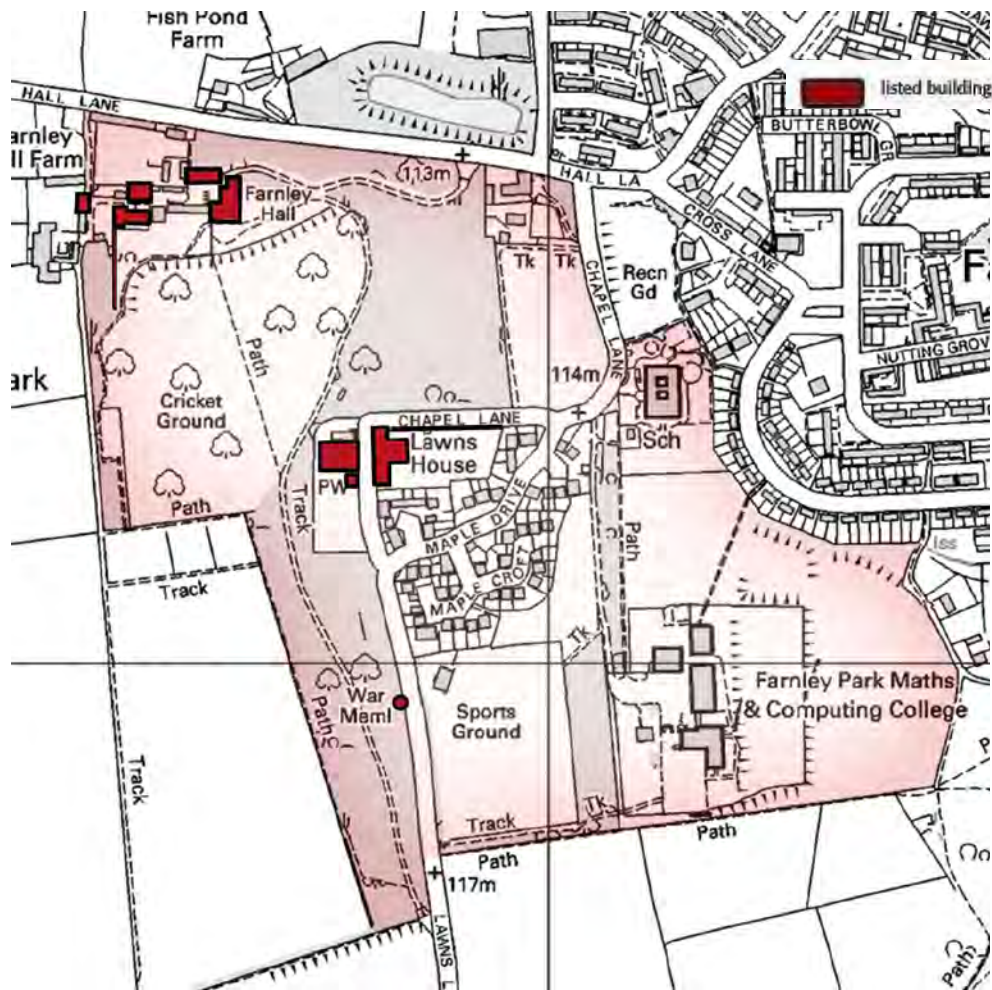
Lawns Mount.
Designed with car
access at the rear
results in rear
gardens
completely given
over to parking..



Barkers Well Lawn.
Valuable
greenspace, and
well set out.

BEECHFIELD AND STEPHENSON DRIVE

FARNLEY PARK AND THE MAPLES



- Farnley Hall and its parkland setting, although slightly separated from the built-up area of New Farnley, has a significant relationship with the village because of its historical associations. It was the home of the Armitage family who owned the Farnley Iron Company and through the latter part of the 19th and into the early 20th century, New Farnley was effectively a company village.
- The Hall is Grade II listed built in ashlar coursed gritstone and is now owned by Leeds City Council and occupied by the Parks and Countryside department, who are currently carrying out renovation works to the stable block of the Hall. Its early 19th century wide south facing front with central pediment has distinctive curved ends and the range to the rear contains elements of an earlier 16th century house. The park is mainly open grassland and accessible to the public for general recreation but also includes a children's play area, formal gardens, three cricket wickets, woodland areas, a series of accessible footpaths which link to countryside paths; and a bridleway.
- Lawns Lane leads from the village north toward the Park between stone walls and fields and then woodland on the west and passes the Grade II listed Portland stone War Memorial erected in 1920.

Lawns Lane ends between high stone walls with St Michael and All Angels Church on the west and the rear of Lawns House on the east before turning abruptly right into Chapel Lane.

- The Church is Grade II Listed, designed in the Gothic revival style by Chorley and Connon of Leeds and built of coursed gritstone in 1885 to replace an earlier church by John Carr of York. It is set up from the road in a churchyard within the woodland area of Farnley Park. It is now no longer used for worship and awaiting an alternative use.
- The main aspect of the Grade II listed early 19th century Lawns House (now offices) is to the east and built in ashlar sandstone with a central pediment. However, the service wing which abuts Lawns Lane is rendered and painted, with a series of sash windows on each of the two floors. With this on one side and the churchyard trees behind a tall stone wall on the other, Lawns Lane has a tightly enclosed feeling to it. This character continues round the corner into Chapel Lane with a stone wall and woodland behind on the north side but it becomes more open towards the front of Lawns House
- The Maples estate was constructed in the 1990s with a curving spine road which cuts the corner of Lawns Lane and Chapel Lane and has now become the main thoroughfare on the eastern edge of Farnley Park. Houses are grouped into different sized courts just off the spine road but still facing it, or on larger cul-de-sacs. Tall patterned brick walls are used where rear gardens abut the main spine road and elsewhere front gardens are open plan with the courts containing areas of block paving. Some pre-existing mature trees, along with new planting give the main road an attractive landscape into which the houses are set.
- The houses themselves are in brick, with some front gables and smaller gables over some upper windows, including semi-dormer windows.
- To the east of the Maples estate, off Chapel Lane, are Lawns Park Primary School and to its south, Farnley Park High School. Both have recently been rebuilt under PFI schemes.

Positive Characteristics

- The old stone walls on Lawns Lane are an important feature along this road
- The woodland beside Lawns Lane, part of Farnley Park provides a strong contrast to the openness of Lawns Lane to the south of it
- There is easy access into Farnley Park
- There is also easy access to countryside footpaths

Action for improvement

- The Park wall (particularly the south side) is badly damaged in places and needs to be repaired
- Planted areas should be reinstated in Farnley Park
- Seating provision in Farnley Park should be improved

Listed Buildings

- Farnley Hall and various outbuildings
- Lawns House
- St Michael and All Angels
- War Memorial



Woodland footpaths in Farnley Park - no lack of choice.



Ancient footpath off Lawns Lane: the stone wall, gateposts and stone paving in the fields are all invaluable historic features of the area



Lawns Lane. The stone wall to the churchyard and overhanging canopies create an enclosed atmosphere.

FARNLEY PARK AND THE MAPLES



The end of Lawns Lane with the service wing of Lawns House on the right – a distinctive view.



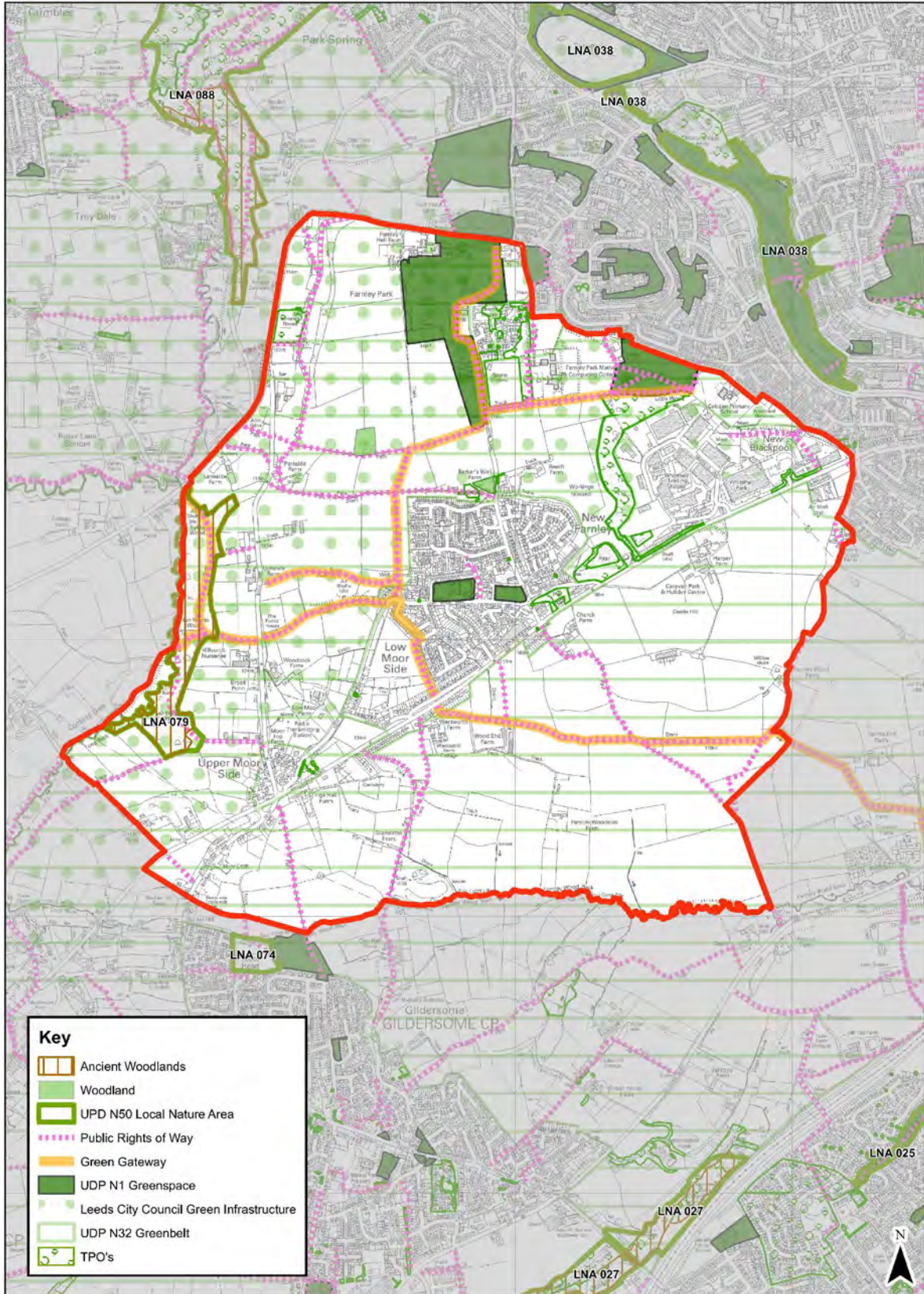
The Maples. The sinuous curve of the road with houses facing side roads provides the opportunity for landscape, reinforced by the mature trees



The Maples. Cars litter the layout even though each house has two or more parking spaces

FARNLEY PARK AND THE MAPLES

COUNTRYSIDE



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- Following its period of industrial history, the area surrounding New Farnley has now mostly reverted to its agricultural origins and the village is effectively within the countryside again. The hillside location provides views across that countryside from many parts of the village to the north and south as well as views to Leeds city centre to the east. This open countryside is part of the Leeds Green Infrastructure which includes Green Belt land, green corridors and the network of footpaths linking these green spaces (see also p16). Some of these footpaths form part of the West Leeds Country Park and Green Gateway project, aimed at linking areas of green infrastructure. As part of this process bridleways for horse-riders and cyclists are being introduced in Nan Whin Woods.
- The land surrounding the village is Green Belt, and evidence from the questionnaire, workshops and exhibitions shows that it is highly valued by residents for its amenity value. There are a number of footpaths which are public rights of way through the countryside and these too are popular (though some are more accessible than others).
- North of the village is Farnley Park, once the home of the Armitage family, owners of the Farnley Iron Works which was responsible both for the growth of the village in the 19th century and for the partial despoiling of the countryside as it was then. Now publicly owned by Leeds City Council, the park is a significant asset on the doorstep of New Farnley (more information is provided in the character area description – Farnley Park and the Maples). The footpath by the side of the Park wall is well-used.
- East of the village, where the ironworks was concentrated, an industrial estate occupies most of the original industrial land. Between that estate and the village the land has been remediated and now contains a pond, woodland and open mounding, parts of which are accessible to the public. North of that, beyond a couple of small fields with footpath links into Farnley, are the grounds and buildings of Farnley Park High School and Lawns Park Primary School, both recently re-built.
- To the northeast, open agricultural land lies between Lawns Lane and Back Lane, providing the setting for this part of the village. This is arable land with fields divided by stone walls and hedges and crossed by a number of footpaths giving good access to this part of village's hinterland. The footpath between Low Moor Side and Farnley Park is particularly well used. Beyond Back Lane the fields to the rear of horse riding and nursery establishments dip down to Tong Beck and Nan Whin Woods (a Leeds Nature Area and of Special Landscape Area), again with good footpath access. This area is an important constituent of Leeds' Green Infrastructure and additional tree planting along hedge boundaries would help in the creation of further green corridors with the advantages that has for wildlife.
- South of Whitehall Road, the land is also mainly arable farmland with only one or two footpaths but easily visible in views from Gildersome Lane and parts of Whitehall Road. The narrow Wood Lane provides access to a series of farms and footpaths and links to bridleways on the outskirts of

Gildersome. Prominent features in the this area are Harper Farm, which sits on rising land above the south side of Whitehall Road, and the group of Jewish cemeteries further west.

- There is a wide variety of wildlife in the area including owls, lapwings, swallows, all varieties of woodpecker, curlews, herons, deer and bats. The trees to the rear of the Memorial Cottages in New Farnley Village are a regular roost for crows.
- East of Low Moor Side Lane, on the site of Long Row, now demolished industrial cottages, the area of shrubs and trees which has taken hold naturally is known as the Butterfly Field. As well as being a wildlife habitat it is also a valuable visual feature and although part of land designated as a Protected Area of Search possibly for additional housing, consideration would need to be given in any future development to the local value which this strip of land has.

Positive Characteristics

- Countryside views from various parts of the village
- A network of footpaths provide access into the countryside
- Stone walls and buildings within the countryside setting provide some picturesque qualities
- Nan Whin Wood is a Leeds Nature Area

Action for improvement

- Ensure footpaths are kept clear by keeping hedges trimmed
- Improve signposts on footpaths
- Horse riders need to be prevented from using footpaths and soft verges
- Provide more nesting boxes
- Clear up Himalayan Balsam in Sykes Wood

Listed Buildings

- Wentworth Farmhouse
- Harper Farmhouse, barn and outbuildings

Buildings of Interest

- Wood End Farmhouse
- Parkside House and Cottage
- The Cottage, Sunrise and Windyridge, Green Lane



The countryside provides the setting for the village



Extensive views over the surrounding countryside from Back Lane



House and outbuildings at Wentworth Farm

COUNTRYSIDE



The view west from Low Moor Side Lane with countryside glimpses



Although designated as PAS land, the "Butterfly" field is an extension of the countryside into the village



Footpaths providing access to the country can be restrictive for the less able-bodied. Stone slabs mark an historic pack horse route.

COUNTRYSIDE

GUIDANCE FOR DEVELOPMENT

General Principles

- The key to good design is understanding the context and recognizing that the form, materials and detailed design of buildings, the way they are arranged in the townscape, and the appearance and use of the spaces between them are important ingredients in the quality of the local environment.
- Any new development and any alterations or extensions to buildings and spaces should reflect the local distinctiveness of New Farnley including those positive characteristics set out in each character area.
- The Design and Access Statements prepared for any development should include reference to this Design Statement and provide a justification for the design proposal which relates to the guidance below.

New buildings, extensions and alterations

- There is a general presumption against development within the countryside surrounding New Farnley. Where development is permitted, it should be located close to existing development and should not be dominant in the landscape.
- The Protected Area of Search (PAS) land along Low Moor Side should only be considered for development as part of a new Site Allocations Development Plan and following full consultation with the local community. The country lane character of Low Moor Side dominated by hedgerow and verge on both sides must be retained.
- Any new infill development within the conservation area at Upper Moor Side and at Lower Moor Side must be designed to be sensitive to its context and reflect the traditional development there by using similar forms and scale with gritstone walling and preferably stone slate roofing.
- If any alterations or additions are made to a building noted in this document as a listed building or a building of interest, its attributes as a heritage asset should be respected accordingly. Those attributes include building form; materials; window and door size and proportions; surrounds, lintels and sills; and other details.
- Accordingly, replacement windows should ideally be timber and not upvc in the Conservation Area and in other buildings of interest.
- Buildings in key locations, e.g. in corner positions or at the end of vistas and other key locations, should be designed and detailed in a manner which reflects the importance of that location.
- Extensions and alterations should reflect the character of the host dwelling and the overall street scene. Generally, extensions should not dominate the original building or street. Extensions should normally use materials that closely match the existing building in type, colour and texture.
- Roof extensions and dormers should be set back from the eaves of the original house, should be lower than the ridge and should not be over-large in proportion to the roof or the house itself.
- Repairs to building walls, roofs, windows, boundary walls and the like should be carried out using the same materials as existing.

Landscape

- New development should both maintain the positive views in and out of the area and take advantage of them in its location, orientation and outlook. Any existing points of access to the surrounding countryside must be retained and kept easily accessible.
- Any existing open spaces and woodland within the village should be retained. Existing trees should be retained or replaced if they have to be removed.
- New development should take every opportunity for additional tree planting to provide shade and help mitigate the effects of climate change.
- Any large areas of open space included in any development should be designed to contribute to the wider green infrastructure of the area and connect to that infrastructure, with tree and hedge/shrub planting to provide corridors for wildlife.
- Where areas of unadopted open space are created as part of a development these should have a defined positive function or functions and be appropriately planted with procedures put in place for maintenance.
- The layout of any new development should include spaces where traffic is calmed and children can play and learn to cycle with confidence.
- Boundary walls. Within the Conservation Areas boundaries should be marked by coursed stone walls. Throughout the rest of the village, brick or stone walls should be used depending on the locality and where hedges and/or shrubs have been the predominant boundary they should be provided instead of, or to supplement, walls.
- Front gardens should remain as landscaped areas rather than parking areas. Where parking areas are provided, they should be a porous surface and sufficient space should be retained at the front and sides for hedge or shrub planting in addition to walls where appropriate.
- Surface materials. Where natural stone paving exists this should be retained. Where new paving is proposed within a Conservation Area, natural stone flags or setts should be used.
- New development should include secure cycle parking and concealed but easily accessible bin storage areas.
- Any development of buildings or road improvements should ensure that signage is kept to an absolute minimum (as far as regulations allow), with due consideration also given to the visual appearance and views of the area – for example: making use of existing poles, columns etc. where possible rather than erecting new.

NEW FARNLEY MANAGEMENT PLAN

The actions for improvement contained here and elsewhere within the document are local aspirations aimed at enhancing the quality of the environment of the village. They have been compiled from the evidence contained in "We like New Farnley" (the report by the New Farnley Vision Group based on the questionnaire results), and evidence provided by the community workshops, field studies and exhibition comments. They are thus based on the recommendations of local residents and have been subject to consultation with the City Council. However there is no commitment on the part of the City Council to implement those parts of the Management Plan for which it would normally be responsible. These Actions for Improvement should nevertheless be taken into account when carrying out or assessing any development within the village and implemented if and when possible.

- Carry out a safety and quality audit of street clutter of signs and barriers particularly at Moor Top with a view to reducing to a minimum.
- Carry out a conservation appraisal of the area with a view to creating a conservation area covering parts of Low Moor Side and Coach Road
- Back Lane verge to be kept open and unenclosed
- Horse-riders/livery yards to clean up after riders and should prevent further erosion of soft verges, particularly along Back Lane
- Tidy up Co-op, community centre and car park
- Tidy up Forge Row road surface
- Introduce traffic management on Lawn's Lane in discussion with local residents
- Re-consider traffic management arrangements on Low Moor Side Lane and Burnt Side Road where the no-entry system is regularly abused
- Reduce speed limits on Whitehall Road and through village as part of current review
- Improve planting and layout of Farnley Park
- Keep verges trimmed
- Maintain country footpaths

POLICY STATUS OF THE DESIGN STATEMENT

The Local Planning Authority, Leeds City Council, is committed to the involvement of the community in the formulation of action area plans and other initiatives. Because it is based on extensive consultation as outlined in this document, the New Farnley Village Design Statement will be adopted as a Supplementary Planning Document by the City Council, and forms adopted formal policy within the emerging Local Development Framework and the current Unitary Development Plan.

In accordance with changes to the planning system required under the Planning & Compulsory Purchase Act 2004, the City Council is required to eventually replace the existing Unitary Development Plan (UDP) Review with a Local Development Framework (LDF). However, "saved" policies in the UDP Review and existing Supplementary Design Guidance (such as Neighbourhoods for Living) will continue to apply until they are replaced.

The guidelines for development within the New Farnley area covered by this document conform to the saved policies set out in the Unitary Development Plan Review, as follows:

UNITARY DEVELOPMENT PLAN REVIEW POLICIES

<p>NATIONAL POLICY</p> <hr/> <p>National Planning Policy Framework (NPPF) 2012</p> <hr/> <p>Other relevant national guidance</p> <hr/> <p>Manual for Streets (2007)</p> <p>Manual for Streets 2 (2010)</p>	<p>LOCAL POLICY</p> <p>Leeds UDP (Review) 2006</p> <hr/> <p>General Policies: GP5, GP7</p> <p>Environment: N1, N1A, N3, N4, N6, N7A, N8, N9, N10, N12, N13, N14, N15, N16, N17, N18A, N18B, N19, N20, N23, N24, N25, N29, N32, N33, GB2, GB3, GB4, GB9</p> <p>Transport: T2, T5, T6, T7, T7A, T7B, T13, T23, T24, T27</p> <p>Housing: H3, H7, H8, H9, H11, H12, H13, H15, H15A, H18, H19, H20A</p> <p>The Local Economy: E5, E7, E16</p> <p>Shopping Policies: S2, S3, S4</p> <p>Shopping Frontage Policies: SF1, SF1B</p> <p>Primary and secondary frontages: SF7, SF8</p> <p>Residual shopping areas: SF9, SF10A</p>	<p>Large stores: SF10B</p> <p>Hot Food Take Aways (HFTA): SF15</p> <p>Area Based Initiatives and Regeneration: R1, R4</p> <p>Access for All: A4</p> <p>Building Design, Conservation and Landscape Design: New buildings: BD2, BD3, BD4, BD5</p> <p>Alterations and extensions: BD6</p> <p>Shop fronts, signs, adverts and blinds: BD7, BD8, BD9, BD10, BD11, BD12</p> <p>Floodlighting: BD14</p> <p>Public art: BD15</p> <p>Conservation areas: BC7, BC8</p> <p>Landscape Design: N23, N24, N25, LD1, LD2</p>	<p>Other relevant local guidance</p> <hr/> <p>Neighbourhoods for Living: A Guide for Residential Design in Leeds (LCC SPG 2003)</p> <p>Street Design Guide (LCC SPD 2011)</p> <p>Building for Tomorrow Today: Sustainable Design and Construction (LCC SPD 2011)</p> <p>Household Design Guide (LCCSPD Draft 2011)</p> <p>This is a concise list of the most relevant documents and policies. For more details please see the Local Government or Leeds City Council websites</p>
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This report on the questionnaire distributed prior to the workshops was written in April 2010 with a summary published in the New Farnley Newsletter and the full report on the New Farnley Vision Group website (www.newfarnleyvisiongroup.co.uk)

“WE LIKE NEW FARNLEY”

SUMMARY OF COMMUNITY QUESTIONNAIRE RESULTS

In the late summer of 2009, the New Farnley Vision Group posted questionnaires to 1097 households to find out the views of local people. This would inform the Village Design Statement and the Management Plan. Of the questionnaires distributed, 251 or 23% were returned. This is just under one quarter of households in the area and represents an above average return rate for postal questionnaires. The report of the findings from the questionnaire was published in July 2010 and is summarised below:

Likes and dislikes on living in New Farnley

People were asked to state the things they liked and disliked about living in New Farnley. The majority of people reported that they like living in New Farnley (98%) and that there is a strong community spirit (67%). When asked why they liked living in the area, people reported that they like its semi-rural nature (68%), the village feel (38%), the convenient location (32%), the friendliness (30%) and its quiet, peaceful character (23%). When asked what they disliked, respondents said they didn't like litter and dog fouling (56%), traffic problems (48%), lack of community safety (42%) and the poor bus service (47%).

The environment

On the environment, the majority of respondents agreed that it is important to preserve green spaces such as parks (97%), village green (96%), and Sykes's Wood (88%). There is also evidence of good use by residents of open green spaces, especially parks (91%) and footpaths (61%). Local people also agreed that it is important to protect greenbelt land (94%) and to discourage new housing developments (80%) and further industrial development (87%). There is also strong support for the preservation and maintenance of key elements of the environment such as grass verges (90%) and hedgerows (81%) and local footpaths (60%).

Majority of respondents would also like to see more action on litter and dog fouling, for instance, 72% supported the provision of more dog-waste disposal bins, and 78% support the supply of more litter bins. Forty eight per cent of people also thought the horse fouling on pavements was a problem.

There is overwhelming support for the need to preserve local historic buildings, for example, over 90% of respondents support the preservation of Farnley Hall, the Lancasterian Schoolroom and St. Michael's Church.

Finally, 69% of respondents agreed that styles of street furniture should be more consistent.

Roads and traffic

Residents were asked whether the speed limit on minor roads should be kept to 20 mph and most (61%) agree that it should. The speed limit on Whitehall Road is currently 50 mph,

however, most respondents (54%) agree that it should be lowered to 40 mph and 29% to 30 mph.

On road safety and maintenance, there was strong support for safe walking routes on Lawns Lane up to local schools (77%), improved road maintenance (82%) and the provision of safe cycling routes (65%). Some residents (37%) also supported traffic-calming measures throughout the village. When asked about traffic conflict points, over 40 residents specifically mentioned the problems of crossing Lawns Lane. Complaints about Whitehall Road included the problem of speeding traffic, poor road surface and the need for a pelican crossing.

Social and community life

Respondents were asked what facilities are important to them. Those considered 'very important' were the Post Office (82%), doctor's surgery and parks (80%), the Co-op (77%) and schools (72%), recreation facilities (69%) and Community Centre (60%) and under-5s provision (51%). There was also a question about what facilities people would like to see and the main responses included a chemist (18), bakery (10), butcher (9) and nice pub/restaurant (8), more things for teenagers (6), greengrocers (5) and youth club (5).

There was some support for more provision for senior citizens, for example, bus access to shops and other facilities, covered seating areas in local parks, lunch club and a pelican crossing on Whitehall Road. There was also support for more facilities for children and young people, especially a youth club and a play area in New Farnley Park for younger children. On disability access, there were suggestions that this is inadequate at the doctor's surgery, St. James's Church and the Library bus. There were also specific problems identified with the local bus service, particularly with access to areas other than the City centre.

Views of young people

Thirty three young people responded to this section of the questionnaire. When asked if they like living in New Farnley, 97% said that did. Most also reported that they feel safe living in the area (79%). They thought that facilities for young people are not good enough (60%) and 67% said they would like a youth club. Satisfaction was expressed with facilities in New Farnley Park (70%) and in Farnley Hall Park (61%).

Community safety

Most respondents reported that they felt safe in New Farnley (63%) but 26% said they felt unsafe. The main reason given for this (34 people) was young people hanging around the Co-op.

On measures to improve safety, 75% said they would like to see more PCSOs on the beat 42% support the introduction of CCTV cameras. Only 12% of respondents said they belonged to a Neighbourhood Watch Scheme, although 25% said they would like to join such a scheme.

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 - West Leeds MP Rachel Reeves
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 - Lawns Park Primary School
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 - New Farnley Scouts
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 - New Farnley Community Centre Committee
 - Lancasterian School Room Trustees
 - New Farnley Bowling Club
 - Neighbourhood Action
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 - The Co-op
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Peter Baker - Architect and Urban Design Consultant
Jenny Fisher - Senior Urban Designer, Leeds City Council

