



Oulton & Woodlesford
Design Statement



Community Design Statement
Adopted August 2014

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Foreword

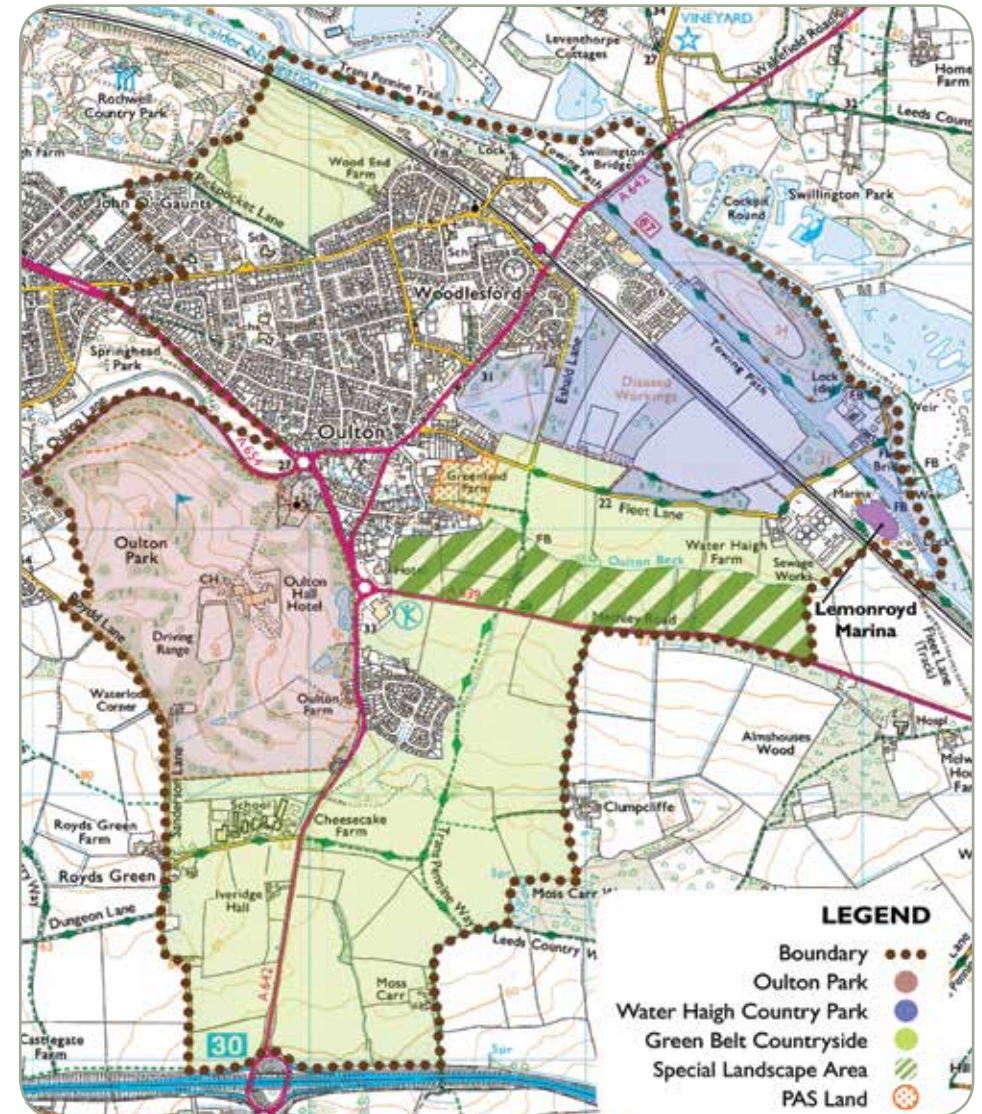
Oulton and Woodlesford are distinct communities that over time have grown together, to the point where it is difficult to say where one starts and one finishes. This increasing connectivity is a product of historical development, often associated with huge changes to the local landscape by industrial development. Much of that development has been progressive, providing facilities that enrich and support both communities.

As the communities have grown and changed, the attraction of the village characters of Oulton and Woodlesford has been valued and recognised by residents. As well as having official Conservation Areas, strong community groups work together to keep the local environment maintained and attractive. It is in this spirit that local residents came together to produce this Design Statement. Development is inevitable as communities grow. However, the strongest communities are those that grow sustainably, preserving a distinctive sense of place, and improving their area over time. This document provides a record of what is valued by the local community in Oulton and Woodlesford, so that what gets built in the future can complement rather than compete. Developers are reminded here that the village character, - which makes our area attractive to build in - should not be devalued by building bland identikit buildings that do not respect that character.

Councillor Stewart Golton

About Oulton and Woodlesford

- Oulton and Woodlesford are conjoined villages at the south east urban edge of Leeds. The developed area forms a triangle where the road from Wakefield in the south divides to go on to Leeds to the north-west and Aberford to the north-east. The northern edge is defined by the Aire and Calder Navigation and the river Aire valley. Oulton occupies the south apex of the triangle with Woodlesford to the north, the boundary between them now indistinct.
- Whilst the villages touch Rothwell to the west, they are otherwise surrounded by Green Belt with Oulton Hall, a Registered Park and Garden, to the south-west: agricultural land on the north-west and east (designated an area of Special Landscape Value): recreational land to the east and wetland to the north. Oulton is relatively flat, but climbs up an east facing slope as it merges into Woodlesford, a slope which provides views to the north and east from within parts of the village.
- Most of Oulton and Woodlesford is residential with two local shopping centres along Aberford Road and Church Street. With good links to Leeds via the railway, and to the motorway, the villages have become a popular residential location. Whilst green space within the built up area is scarce, provided mainly by the recreation ground, the outer edges with parks, the countryside, the river and canal provide the villages with their rural setting.



What is the Design Statement?

This Design Statement has been initiated by the local community. It is an expression of both the characteristics valued by local people and their aspirations in guiding new development. It is intended to identify the local distinctiveness of Oulton and Woodlesford, encourage improvement where it is needed and aims to protect the best of what is there now. It will be adopted by Leeds City Council as a Supplementary Planning Document part of the Leeds Local Development Framework (LDF) 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.

- The document starts with a description of the village, its architecture, how people move around in it and its landscape. 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 pp18.
- 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 towards 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.

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. However 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, statutory authorities should check the maps and character area pages for information on what is appropriate in the area they are working in.

How to use the Design Statement.

Before carrying out any development in the area:

- Read the description of the character area you are interested in.
- Note the positive characteristics of the area.
- Read the “Guidance for Development” page.
- Note the items included in the Management Plan. It may be possible to implement some of these as part of your proposal.
- Prepare a design and access statement showing how your proposal will meet the requirements of the guidance and enhance the character of the area.

Neighbourhood Plan

Since November 2012 the community within Oulton and Woodlesford have been working on an emerging Neighbourhood Plan for the area, with the support of Leeds City Council. The Neighbourhood Plan is being produced under the provisions of the Localism Act 2011 which introduced the means for local communities to produce planning policies for their areas. Once the Neighbourhood Plan is brought into force it will have statutory status, forming part of the Local Development Framework and will be used to determine planning applications and guide planning decisions within the neighbourhood area. This Design Statement will be used as a key background document and form part of the evidence base for the Neighbourhood Plan in future. Its aspirations will feed into the vision for the future of the area which the Neighbourhood Plan will provide and it will continue to provide guidance for new development. Details of the emerging Neighbourhood Plan can be found at www.oawnf.org. General guidance on the Neighbourhood Planning process can also be found under the Neighbourhood Planning pages on www.leeds.gov.uk.

The Consultation Process

The proposal to prepare a Design Statement for the area was put forward by local residents including the Oulton Society and the sequence of events since then was:

6th Sept 2008	Public meeting at Oulton Institute – 15 attendees
2nd Nov 2008	Public meeting at Woodlesford Parish Hall – 20 attendees
Dec 2008/Jan 2009	Steering group (8no) meetings
February 2009	1500 questionnaires distributed via ward councillor newsletter to every house 200 returns collected from 8 drop-off points in Oulton and Woodlesford
8th March 2009	Public meeting to launch the Design Statement with exhibition Presentations by Jenny Fisher, Leeds City Council and Peter Baker, consultant urban designer 80 + attendees including three ward councillors
5th April 2009	Character appraisal workshop – Oulton Institute - 22 attendees
26th April 2009	Character appraisal workshop – Woodlesford Parish Hall - 18 attendees
6th Dec 2009	Character appraisal workshop – Woodlesford Parish Hall – 12 attendees
May – Jan 2010	Analysis of workshops / Consultation with local interest groups / Historical research
Jan – April 2010	Draft document preparation
1st – 2nd May 2010	Draft document exhibition at Woodlesford Parish Hall - 150 attendees
3rd – 30th May 2010	Exhibition on display at Oulton Institute
June – Oct 2010	Alterations to draft following local comments and steering group meetings
Nov – Jul 2011	Appraisal and comments by LCC departments - re-drafting to suit
15th August 2011	Approved by Planning Board for statutory consultation
Sept - Nov 2011	Advert in Yorkshire Post, article in Rothwell Record and statutory consultation period
Dec – May 2012	Amendments following statutory consultation – initial artwork and design
May – Oct 2012	Appraisal and comments by LCC and steering group – final artwork and design
Nov 2012/Mar 2014	Consultation with LCC and amendments to document
19th August 2014	Approval by Planning Board



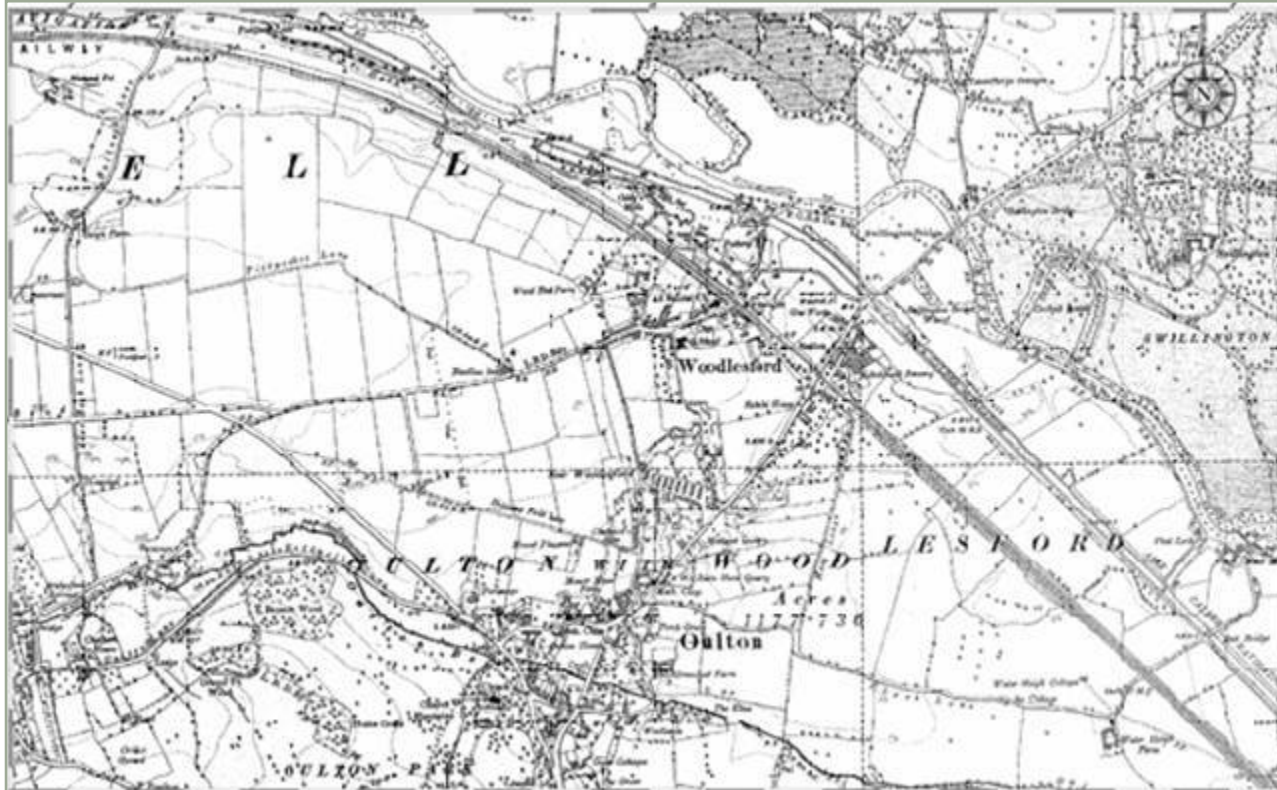
Workshop



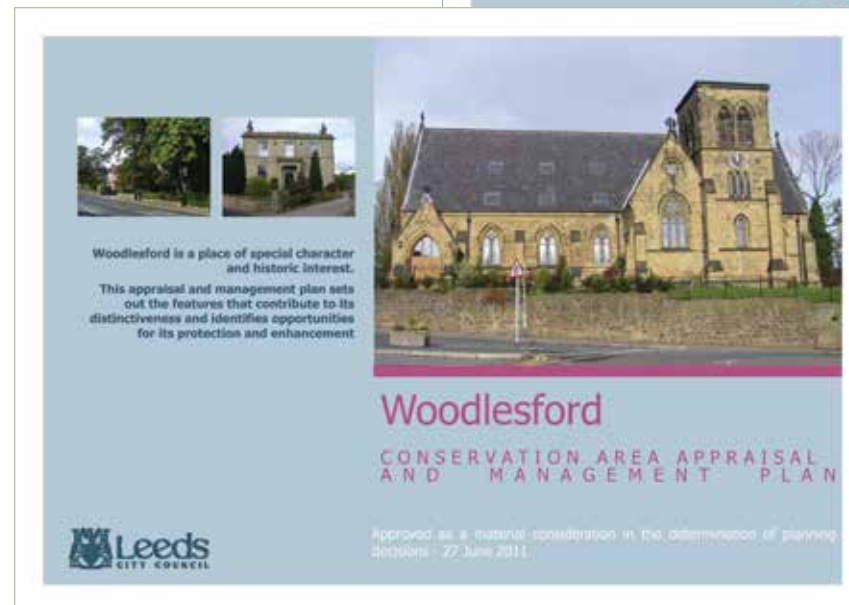
Exhibition

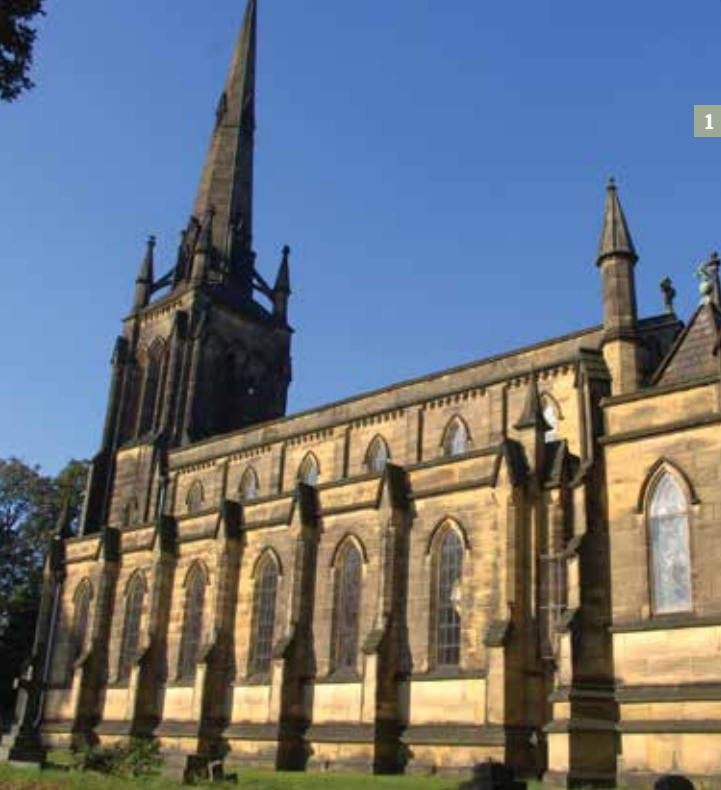
The History Of Oulton And Woodlesford

- During most of the medieval period, Oulton and Woodlesford were agricultural settlements within the Manor of Rothwell. Both villages also included associated industries - tanning, milling and smithing - and were home to cloth and linen weavers who sold to the merchants in Leeds. With the Aire and Calder Navigation of 1704 close to Woodlesford, and Oulton at the junction of two late 18th century turnpikes, both had easy access to other areas from then on. As a result further industries grew up. Stone quarrying was taking place just north of Oulton at Quarry Hill: there was a paper mill by the canal in Woodlesford, and a pottery off Pottery Lane.
- Most of the land, in Oulton particularly, was owned by the Calverley family who had been in residence at Oulton Hall since 1700. It was a large farmhouse then but during the 19th century John Calverley (who had changed his name to John Blayds) and his successors developed and improved the estate. Humphry Repton was employed in 1810 to transform the farmland around the house into Oulton Park. The house itself was then extended to designs by Robert Smirke to become the rather grander Oulton Hall but after a fire in 1850, the present Hall was rebuilt to a design by Perkins and Backhouse and extended in 1871 to designs by Chorley and Connon. Meanwhile the church at Oulton, St John's, was designed in 1829 by Rickman and Hutchinson, the foremost Gothic Revival practitioners of the time.
- Also in the first half of the 19th century, a few other large houses were being constructed in the area: Eshald Hall, Oulton House, Springwell Cottage, Highfield House. As the century progressed the township was established as Oulton-cum-Woodlesford, though still within Rothwell parish. With the arrival of the North Midland Railway in 1838, local industry expanded further. In the latter part of the 19th century there was a brick producing quarry to the east of the Wakefield to Aberford turnpike (now the A642 Aberford Road) owned by George Armitage and Sons and which continued in operation until the 1970s. Henry Briggs and Company opened the Water Haigh Colliery in 1908, also to the east of the A642 and south of the railway with extensive sidings linked to it. The pit was closed in 1970 and the land it covered, along with the brick quarry, has been regenerated into Water Haigh Country Park and the football pitches of the West Riding County Football Association. Henry Bentley (with a family connection to the famous Richard Bentley) developed Bentley's Yorkshire Brewery at Eshaldwell in 1828 and this too was connected to the railway. GB (previously Bayford) Oils' storage depot was developed at Fleet Lane by the canal in the 1960s, and is still there, with oil brought in mainly by barge and distributed by road tanker.
- All this industrial development also brought the gradual development of further housing in the village. The increasing population in the late 19th century prompted the construction of All Saints Church at Woodlesford with schools in Oulton and Woodlesford and more houses. The gap between Woodlesford and Oulton gradually closed with, initially, terraces along Aberford Road and Quarry Hill followed in 1927 by houses on Leeds Hill. North Lane and Holmsley Field Lane were also developed by 1938. In the late 1950s NCB houses were built at Oulton Drive and Council houses at All Saints. Albert Road was built in the same period.
- The rest of the open land between the villages disappeared under the Eastfields, Parkways and Derwent/Langdales estates in the late 1960s, as well as the Lynwoods in the grounds of Eshald Mansions (previously Eshald House) and the Beechwoods north of Woodlesford village. More recently still, the first decade of this century saw the development of the Holmsley Grange and the Maltings on the site of Eshaldwell Brewery, followed by the school site filling the final gap on Holmsley Lane. The design of the Locks development off Pottery Lane is the most recent development in the village and adds little to its architectural qualities. In addition to these large scale developments there have continued to be small infill developments throughout the village, with the Oulton area retaining more of its older buildings than Woodlesford. Most of these infill plots have been traditional in design but of particular interest have been the timber frame developments of Appleyard Arbor Homes in New Farmers Hill, Gipsy Lane and Needless Inn Lane. These are contemporary in style and date from the late 60s through to the present day.



- Oulton Conservation Area was first designated in 1985 and now includes Oulton Park. A Conservation Area Appraisal was carried out recently and the Oulton Conservation Area Appraisal was adopted in May 2010.
- Woodlesford Conservation Area was designated and its Appraisal and Management Plan adopted in June 2011.
- Rothwell Conservation Area abuts the Design Statement Area (shown in green outline on the Oulton Conservation Area plan on the previous page).
- The Conservation Area Appraisals and Management Plans are important documents which describe the special character within these specific areas and their historic development, setting out guidance for development within them. They are available at www.leeds.gov.uk and should be read in conjunction with this Design Statement.





1

Architecture

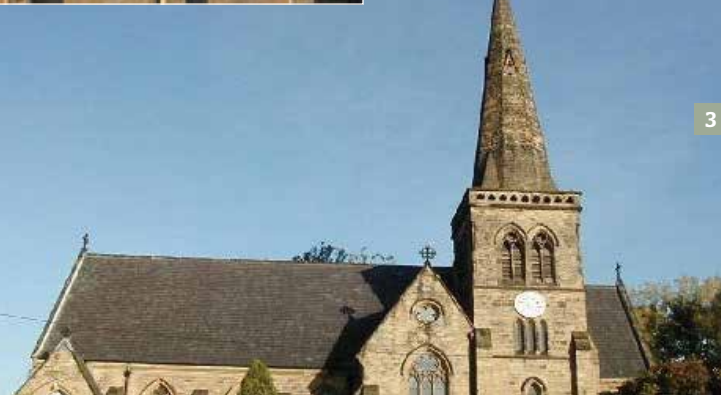


2

1. Landmark buildings, such as the church of St John the Evangelist, Oulton (above) and All Saints, Woodlesford (left) help to give each area their unique identity.

2. All Saints has lost most of its impact now that the spire has been removed.

3. All Saints with spire (below).



3

- There are a variety of ages and styles of buildings in Oulton and Woodlesford, with large areas constructed in the second half of the 20th century.
- Oulton Village, however, still retains a substantial number of pre-industrial cottages and its special character is recognised in its designation as a Conservation Area. The recently adopted Conservation Appraisal included an expanded boundary and provides an excellent description of its important characteristics.
- Woodlesford village also includes some older buildings, mainly 19th century, interspersed with later infill development. The Woodlesford Conservation Area was designated in 2011.
- The arrangement of buildings in the older parts of Oulton village in particular but also parts of Woodlesford village follow the informal road patterns which have been long-established. However, the alignment of older houses, which may be detached or in small groups, may not exactly follow the alignment of the roads and this gives these areas an even more informal appearance and a particular charm.
- The early 20th century saw more organised ribbon development of detached and semi-detached houses occurring along Holmsley Lane, North Lane and Oulton Lane, followed by the shorter roads and cul-de-sacs of later 20th century, mainly semi-detached developments, but the most recent include detached and short terraces.
- Most development is two-storey though some older terraces may have cellars and dormer extensions (often overlarge and out of character). Whilst there are a few bungalow developments, there are also a few, recently-built, three storey houses. In most cases, particularly in the older part of Oulton but also at the roundabout into Pymont Drive on Holmsley Lane and at the Locks, these appear out of scale with their lower neighbours.
- The traditional walling material in the area is sandstone and most of the pre-industrial houses are constructed in stone and where brick has been used on these older houses it is handmade. There are stone terraces of the late 19th century, but also brick from this period – mechanically produced in the area, but with stone window and door heads, sills and other features. There is also a tradition of timber frame construction in the area. The Nookin, thought to be 15th century is a prime example, but a modern version of timber framing can be seen in those constructed by local builder Appleyard Arbor from the 1960s through to the present day.
- There are examples of stone slate roofs amongst the older properties though many tend to be Welsh slate with some clay tiles. Most postwar houses have concrete tiles.
- The older houses are generally simple in design, with their details arising out of the function they serve. Thus window heads may have a simple slab lintel or stones cut into voussoirs and a keystone to be self-supporting. In some cases windows have full stone surrounds. Higher status older buildings tend to have more elaborate mouldings and window details. Kneelers are rare, as most roofs have a simple verge treatment.
- Later buildings tend to follow the styles typical of their age. Thus, most houses built in the 1930s tend to have hipped roofs; 1960s houses include areas of tile hanging between large windows; some modern developments include shaped bargeboards and other add-on features. There are some exceptions described within the character areas, and in particular the houses at New Farmers Hill in a modernist style have stood the test of their four decades of life.

Architectural details give a building added texture and interest. Window surrounds, gable details, columns and chimneys and the building materials give clues to the age and quality of the building.

1. Oulton Lane
2. Calverley Road
3. Highfield House
4. Farrer Lane
5. St Johns Street





1

1. Stone and Brick

The villages were home to both stone and brick clay quarries and both materials feature in all ages of building.

2. Stone terraces in Eshald Place (above) and stone with hand-made brick in Farrer Lane (below).



2

Architecture

- The design of buildings other than houses reflects their use. St John the Evangelist Church in Oulton Park is a masterpiece of Gothic Revival, and All Saints' Church Woodlesford also follows the Victorian tradition of a Gothic style for such buildings, though it is now a house and has lost its spire. The Wesleyan Methodist Chapel on Calverley Road is also Gothic and is now residential apartments, as is the old Church of England National School nearby, designed in a medieval style. The Methodist Chapel in Woodlesford on the other hand, a simple classical design, remains in use as such. The Co-op shop on Aberford Road is at the end of a residential terrace but designed with more exuberant and intricate detailing. This has been ignored in the more recent shop front design which does not respect the character of this positive building. Shops in the area tend to be dispersed along Aberford Road and Church Street and again, shop fronts pay little respect to the architecture of the buildings they are in. Pubs also stand out with the more traditional tactic of rendered white finishes. Two of the largest buildings – Coopers of Oulton and Lidl occupy what are effectively large industrial sheds with no claim to architectural merit.

Positive attributes

- The older buildings in Oulton Conservation Area and the older part of Woodlesford provide the village with a sense of its history and are valuable heritage assets.
- The Appleyard Arbor houses in various parts of the villages are good examples of the better architecture of their period.
- Gradual organic growth over the decades has created a varied street pattern that gives the village a distinctive character.

Action for improvement

- Improvement to the Co-op façade so that it respects the quality of the building's architecture and detail.
- The design of shop fronts should take account of the design of the building as a whole and harmonise with neighbours.



3



4

- 3. **Timber frame and stone**
The Nookin, (far left), is a distinctive landmark building on Leeds Road constructed with timber framing.
- 4. The Stone building (left) is on Farrer Lane: note the ornate kneelers (at the end of the eaves).



Building Form

The stone villa (4) is a common building form even in later buildings, but other more unusual forms can add a distinctive quality.

1. Shops, Church Street
2. War Memorial, Aberford Road
3. House, Church Street
4. Nursery, Station Lane
5. Chapel extension, Church Street



20th century design

A number of good quality developments have been built in the area where the designs do not follow convention,

6. Albert Road, 1950's design conceived as a group well proportioned and detailed.
7. Gypsy Hill, asymmetric roof providing a landmark on a corner.
8. Needless Inn Lane, expressing the timber frame.
9. Beechwood, making good use of the slope and views.





1. Allotment

The villages are very short of allotments. These are by Bernard Street with no running water and difficult access. The only others are off Albert Road.

2. Recreation ground

A very useful facility which needs a few more trees around the perimeter, but is gradually being improved.

3. Connections to countryside

Access to the surrounding countryside is relatively easy from most parts of the village. This footpath leads from Farrer Lane along Oulton Beck to connect to the network of footpaths east of the village.

Landscapes

- 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. In Oulton and Woodlesford, this network starts with Water Haigh Woodland Park, the river and canalside Country Park and rural footpaths providing access to the surrounding countryside. Oulton Park, a private golf course but with a permissive perimeter path, is a rural backdrop to southern views from the village and Springhead Park is on the western border. Because of the slopes, there are some extensive and distant views over the surrounding countryside, notably from Church Street, North Lane, Beechwood and Leeds Road. Apart from the Recreation Ground, however, there is little greenspace within the built up area of Oulton and Woodlesford.
- Woodlesford Park and Recreation Ground includes areas laid out for crown green bowls, a skateboard park, a football pitch and a children's play area. Otherwise the area is grass with a small group of trees on its northern edge that were planted as part of the Forest of Leeds scheme and in conjunction with Woodlesford Primary School. There are two main footpaths, one along the northwest boundary and one between Airedale Road and Highfield Lane, though there are other access points. The park has a full time park keeper and is kept tidy but its shape is rather haphazard and reduces the usefulness of much of it for formal recreation. More seats and bins, especially dog bins, would be useful, and an improved entrance to the park, particularly from Quarry Hill, would give it more presence. Improvements are currently taking place, with Woodlesford in Bloom taking an active part in this.
- There are smaller pockets of greenspace which add to the quality of their locations: Church Street by the Parish Centre, recently laid out through a joint effort between Woodlesford in Bloom, Groundwork and the City Council and providing a "village green" there; Oulton War Memorial, always well planted by Leeds City Council and Oulton in Bloom and a small oasis of calm by the busy Aberford Road. On the other hand, Quarry Hill opposite the Medical Centre on the site of an old quarry is unkempt and often used for fly-tipping but an important area of greenery nevertheless.
- The work of the award-winning Oulton in Bloom and Woodlesford in Bloom groups is evident throughout the village, both as permanent planting in specific locations and in floral displays on particular buildings. Their achievements have been significant in improving the image of various areas in the villages with planting beds, tubs, and hanging baskets. The groups have been well supported by local businesses and the displays add colour to the street scene, particularly in the spring and summer.
- Within the housing estates, trees are a rarity. Where gardens are larger, particularly in Oulton Village, substantial trees provide an important backdrop to the buildings and in some cases all but conceal them. Calverley Court off Leeds Road is set in a boundary of mature trees which are an important feature in views both from Leeds Hill and within the Parkways. There are few street trees, though their introduction in places like North Lane would benefit the street scene and might help in preventing parking on verges.
- Garden boundary treatments vary in different parts of the village. Within the older areas, stone boundary walls with stone copings are a significant feature. Some are quite tall – well above eye level in Farrer Lane, Applegarth, and Pottery Lane for example – though the vast majority are below a metre high. Where brick is the predominant building material,

boundary walls also tend to be brick. In some cases hedges also contribute to the enclosure of a street and this is particularly successful where it is a consistent feature, such as the All Saints estate, though regular maintenance is vital. Within the modern estates, attempts at individuality have resulted in a variety of materials for front garden walls and fences which can give a confused appearance to the street.

- Only occasionally does the paving material depart from the ubiquitous tarmac. Stone setts and flags in Willow Square emphasise the area's age and the informal nature of the space and demonstrate how these natural materials can provide texture and interest to the surface. In some newer developments such as Leventhorpe Way and part of Woodland Park block paved surfaces also emphasises the multifunctional use of these areas.

Positive attributes

- Large, mature trees in gardens provide a soft backdrop for views within and into the village.
- The work of Oulton in Bloom and Woodlesford in Bloom adds colour to the street scene in a number of areas.
- The availability of sports and recreation facilities at the Recreation Ground and other locations.
- Distant panoramic views from various places.
- Stone and brick boundary walls, particularly the older ones, are attractive features in the streetscape.
- There is footpath access to the surrounding countryside from a number of points within the village.

Action for improvement

- Tidying up the old quarry on Quarry Hill.
- Name the Recreation Ground "Woodlesford Park".
- Continue the improvements taking place at the Recreation Ground: definable entrances with gates, gateway features and tree planting.
- Define boundaries to the Recreation Ground with more tree planting, particularly adjacent to the All Saints estate.
- Investigate opportunities for planting street trees where appropriate.
- Improve access for all on footpaths, e.g. from Beechwood to canal and new footpath from The Locks.
- Investigate locations for more allotments.



1. Display of colour

Throughout the area the efforts of Oulton in Bloom can be seen adding colour to the streetscene. Here at Farrer Lane, the planting adds to the texture of the stone walls in the area.

and better paving materials would make this area pleasant to be in. If the security fencing is really necessary, climbers could be trained up it.

2. Street clutter

The tubs of flowers bring colour to an otherwise grey area on Aberford Road. Removing the barriers if possible and adding permanent shrubbery or trees

3. Garden planting

Careful planting of gardens can have a big impact on the quality of the space. This one at New Farmers Hill is quite large, but even small gardens, well planted, can transform the appearance of a street.





Moving About



1. Leeds Road

A major dual carriageway, the A639 also acts as a barrier between Oulton and Springhead Park, and further east between Oulton and Oulton Park. There are no controlled pedestrian crossings.

2. Traffic

Calverley Road. The amount of traffic has turned what used to be the village street into a barrier.



3. Woodlesford Station

Providing services to Leeds and Castleford. The station has recently had a number of improvements made to it.

4. Cycling

Provision for leaving cycles at Woodlesford Station in an attractive new stand.



- The village has two main transportation assets, the railway with Woodlesford Station providing links to Leeds, Castleford and Wakefield and beyond and the proximity of the M62 1.5 miles to the south. Both, however, have their drawbacks:
 - The station is well used but there is limited car parking.
 - Both the A642 from Garforth and the A639 from Leeds are feeder roads to the M62 at junction 30 and traffic volumes can be high, creating a hostile environment for pedestrians and cyclists.
- Other main roads lead to Rothwell (A654) and Methley/ Castleford (A639): these too have significant traffic volumes, but other roads within the village are comparatively lightly trafficked, except at school dropping off and collection times and commuter train times. Fleet Lane does have some heavy goods vehicle traffic from the GB Oils Depot and Hughes farm (haulage depot).
- All these main roads are also bus routes for a few services, with occasional buses permeating the village as well. Bus routes lead to Castleford, Wakefield and Leeds, with the closest centres, Garforth and Rothwell, being the least well served.
- The A642 and the A639 provide good vehicular links to, from and through the village with the resulting effects of noise, pollution and as a barrier to pedestrian and cyclist movement within the village in spite of HGV restrictions on the A642 through Woodlesford. The one-way link section of Aberford Road (the A642) divides Oulton Village into two halves; the remainder of Aberford Road now has a third pedestrian crossing, but Springhead Park and the Leeds-bound bus stop on the a dual carriageway A639 are only accessible to residents via uncontrolled crossings as is the Parish Church of St John the Evangelist, in Oulton Park.
- Traffic might be heavier were it not for the railway line. Although some people walk and cycle to the station, it has a wider catchment area than Oulton and Woodlesford and requires more car parking than is available. Consequently cars are parked through the day on the A642 (Aberford Road), Station Lane and nearby streets. The arrival of morning traffic coincides with school traffic and this causes considerable congestion at these times.
- A few footpaths within the village can take pedestrians away from the traffic. In some places, for example Gipsy Lane to Holmsley Field Lane, they are reasonably open and wide, but the narrow snickets between high fences and walls to rear gardens can give rise to feelings of insecurity, especially after dark.
- A number of footpaths provide access into and through the surrounding countryside, including Leeds Country Way and the Trans Pennine Trail which follows the Aire and Calder Canal and also serves cyclists as part of the National Cycle Network. Most are in good condition, although maintenance is always required to keep paths clear. Whilst the towpath along the canal is in excellent condition, it has been inaccessible for some time due to pending bridge repairs.
- Many secondary school children walk along the A642 Wakefield Road to Royds School Specialist Language College on Pennington Lane. This is not a particularly pleasant walk alongside the heavy traffic that uses that road at the same time, and does not encourage a reduction in the school-run traffic nor cycling to school.

- The character of the spaces created by roads is influenced by their intensity of use, their alignment, their topography, their surface treatment, their vistas or unfolding views and the buildings, structures or landscapes on each side. Oulton and Woodlesford have a great variety, for example: North Lane; wide and straight with grass verges but on a slope with distant views; or Applegarth: narrow with high walls either side backed by overhanging trees and a slight curve.

Positive attributes

- Railway station provides good access to Leeds and elsewhere.
- Quick access for motorists to the motorway network.
- Good quality new cycle parking facilities at the station.

Action for improvement

- Improve walk/cycle attractiveness and safety wherever possible.
- Improve parking at the station.
- Improve parking for shops on Aberford Road.
- Investigate the possibility of controlled crossings on the A639 at strategic locations.
- Investigate the possibility of reducing traffic volumes and speed on Aberford Road through the Oulton Conservation Area.
- Carry out a quality audit of street clutter applying the principles of Manual for Streets and remove/consolidate where appropriate to improve the visual experience whilst maintaining safety.
- Investigate traffic calming measures on Pottery Lane to reduce its use as a rat-run.



1. Buses

The villages are also served by buses to Leeds, Castleford, Pontefract and Wakefield but the closest centres - Rothwell and Garforth - are the least well served.

2. Footpath

Eshald Lane linking to and from the Maltings under the railway line.

3. Footpath

The footpath at the end of Holmsley Field Lane, is straight, wide and well-lit. Planting by Oulton in Bloom has made a remarkable transformation. The galvanised security fencing around the school is a bit stark - green would have been a better colour.

4. Footpath

In contrast to the above, this snicket at the Lynwoods is narrow and curved so the end can't be seen - not conducive to feeling safe.

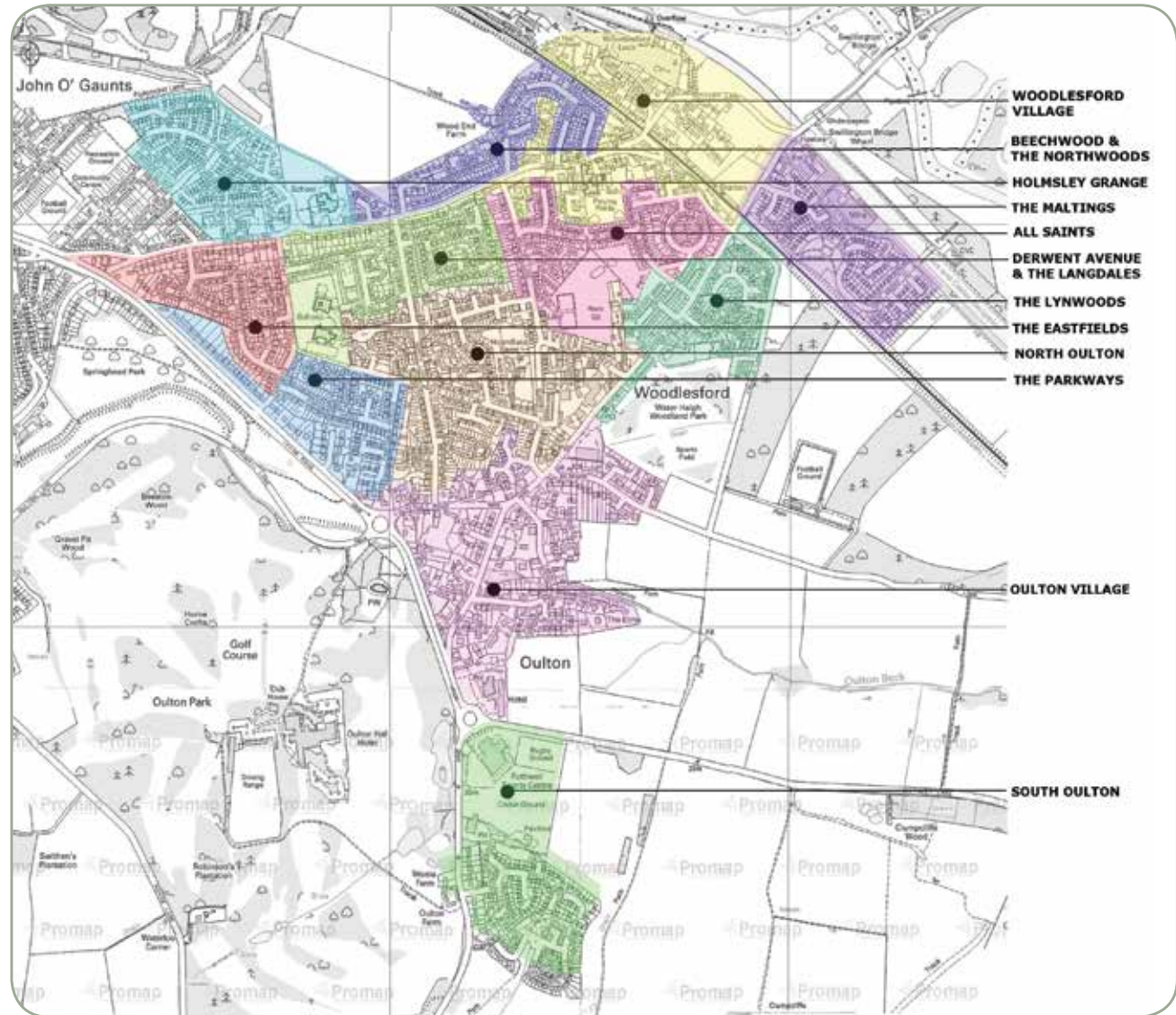


Character Areas

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. These are buildings which are considered locally to be positive in character because they are landmarks; display evidence of the area's history and development; are of architectural merit; have locally important historical associations; exemplify local vernacular styles; or contribute to the character of the streetscape.



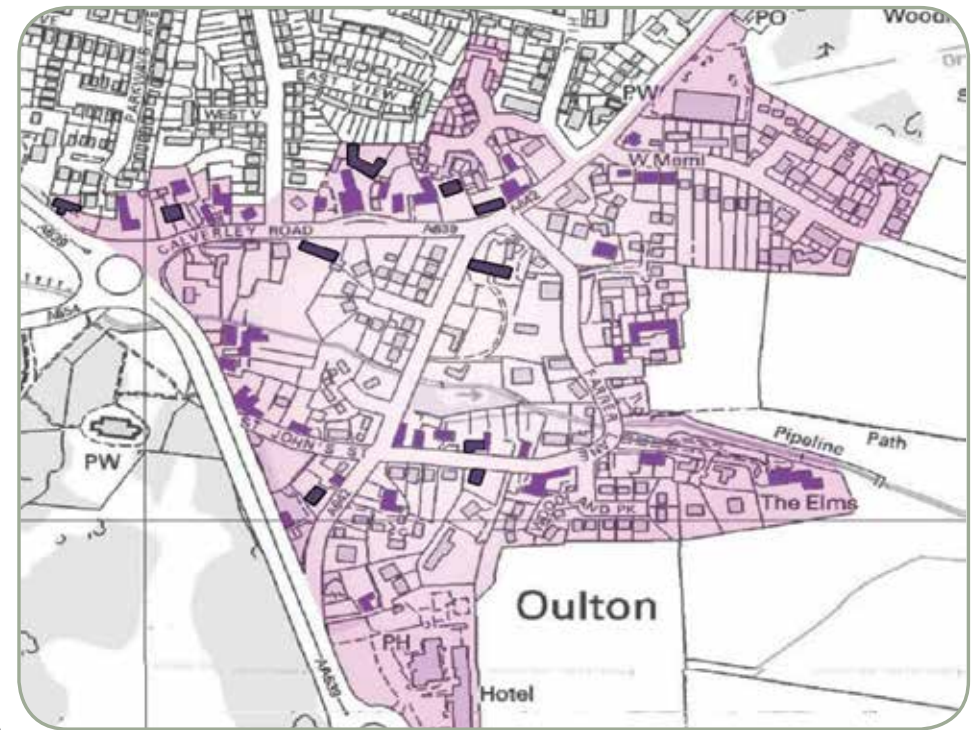
Oulton Village

- The village has grown gradually from its agricultural origins, in a random rather than a planned manner, so the arrangement of houses is informal and non-rectilinear. Its historic character, reflected in the fact that most is now in the Oulton Conservation Area, can be seen not only in its buildings but also in the street pattern, plot arrangement, boundary walls, gateposts and other features.
- A recent Conservation Area Appraisal and Management Plan has been prepared and note should be made of the information in that document as well as in this Design Statement.
- Buildings date from the 16th, to the 21st centuries and their designs and details reflect the contemporary styles of each period. One of the earliest, The Nookin, traditional, older houses were built or re-faced in the 19th century with stone, but there is a pleasant mix of stone and red brick, the older brickwork being hand-made. Roof materials on the older buildings include stone slate and Welsh slate.
- The design of the traditional houses is a mixture of the vernacular and the more refined. Two storeys are the norm, though there are some bungalows. Third storey dormers are not traditional in the area. The majority of houses have gable rather than hip ends with chimneys on the older buildings. The effect of these on roofline appearance is an important feature. Many of the buildings are listed and many others are of local historic interest.
- Most of the older buildings are located close to the roads or arranged in small courts and yards and infill development of individual houses has taken place over the years. Some larger groups of houses have been developed in more recent times – along Fleet Lane; Croft Bridge; The Croft; Woodland Park. Generally these have been to a similar scale and add to the character, though there are exceptions. Three storey houses in Stone Croft Court with rooms in the roof and dormers also tend to be more dominant than most existing houses.

- The building plots have no discernable pattern and vary in size. Many, though, are generous with extensive tree planting. Whilst infill has taken place in the past, any future infill would have to take account of the value of existing garden space as an adjunct to public areas and as a location for trees and greenery which contribute to the character of the area as a whole.
- Trees play an important role in the quality of the spaces, whether viewed as a backdrop to buildings or as features along the streets. The trees on the north side of the Aberford Road/Quarry Hill junction are particularly important in view of the large expanse of tarmac they face.
- Some gardens along Farrer Lane are enclosed by high walls, as are the views along it and this gives the road a secluded feeling. Most are stone or brick: the high brick wall to Oulton House originally having enclosed its kitchen garden and orchard.
- The River Dolphin (Oulton Beck) runs through back gardens and where it emerges at the east end of Farrer Lane, there are views out to the countryside. These views and the footpath access there provide an important link to the rural hinterland.
- There are small groups of older houses on the north side of Calverley Road which contribute to the character there – Bentley Square, Chapel Yard, Willow Square (including stone sett paving) and Holly Cottage. Between North Lane and the old school all the buildings are set well back from the road behind open gardens and trees. Part is a lay-by in front of the old Chapel (the line of the former main road) where Oulton in Bloom have created a major planting scheme. This swathe of open

space is an important characteristic of Calverley Road and a recent planning application to build on it by North Lane was recently turned down on appeal.

- A number of buildings and locations provide landmarks in the area: The Nookin on the roundabout, the Old Chapel on Calverley Road, the War Memorial at Fleet Lane, and the group of old forge buildings at the junction of Aberford Road and Quarry Hill.
- The main roads through the area, Calverley Road and Aberford Road (including the one-way section), as major traffic routes, also act as barriers to movement around the village on foot or bicycle.
- The activities of Oulton in Bloom add colour and interest to many parts of this area with floral displays, hanging baskets, tubs and areas of shrub and bulb planting.



Listed Building
 Building of interest



1



2



3



4

1. High stone walls on Farrer Lane enclose the street.
2. Stone walls and building details - window surrounds, kneelers, chimneys - are all important elements contributing to the character of this area.
Righton House, Farrer Lane.
3. Croft House, Oulton.
4. Bentley Square, one of the small courts tucked away off Calverley Road, was the birthplace of the great classical scholar, Richard Bentley, in 1662.

Oulton Village

Positive attributes

- The variety of simple but good-quality detail in the design of the historic buildings.
- The Conservation Area status and the recent Conservation Area Appraisal provides a benchmark for new development and alterations.
- Stone and hand-made brick walls and slate roofs.
- Stone and brick boundary walls, with a variety of heights lining the roads.
- Well landscaped gardens with mature trees.
- Access to countryside is convenient.
- Access to local shops and facilities is convenient.

Listed Buildings

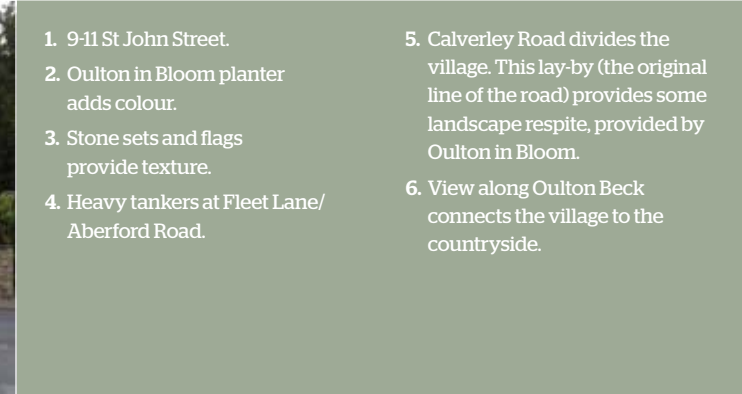
- Old Briardene Cottage
- Springwell Cottage and greenhouse, 3 Aberford Road
- Dolphin Court and Oulton House, 46/48 Aberford Road
- 4/5 Bentley Square
- Former Cof E Primary School, Calverley Road
- 3&5 (Holly Cottage) Calverley Road
- Ivy Cottage 16 Calverley Road
- Croft House 18 Calverley Road
- Manor Farmhouse 19 Calverley Road
- 9,9a,11/13 Farrer Lane
- Righton House, 10 Farrer Lane
- The Nookin, 48 Leeds Road

Action for improvement

- Investigate possibility of traffic calming and more crossings on Aberford Road and Calverley Road.
- The replacement of fences with stone walls in places would greatly improve the visual quality e.g. the concrete fence to Oulton Park alongside the A642 and the timber fence on the north side of the Aberford Road/Quarry Hill junction.
- Some pavements need maintenance and patchy repairs can disfigure an otherwise attractive view.
- The bare grass around the Toby Carvery provides good open space but would be much improved by better landscaping.
- The petrol station and Old Mason's Arms forecourts create a large and unsightly gap in the village fabric. Black bollards or boundary walls, preferably with planting built in (as at Cooper's garage) would improve this, as would better quality paving and tree planting.
- The junction of Fleet Lane with A642 has large radius bends for lorries exiting and entering at speed but this creates large unattractive tarmac areas. Consider reducing the radii, providing the opportunity for more planting, slower vehicles and increased safety.
- The design and appearance of the bus shelters at Calverley Road, the bottom of Leeds Road and by St John's Street are at odds with the Conservation Area character and would be improved if constructed in stone.
- Complete the painting black of lamp posts in the Conservaton Area.

Buildings of Local Interest

- 1,5,7 and 9 Calverley Road,
- 1-3, 4-6 Willow Court
- 1 Chapel Yard
- Old Chapel, Calverley Road,
- 1-3, 6-7 Bentley Square
- 15 and 17 Calverley Road
- Shops, 51-57 Aberford Road
- 6 Manor Lane
- 15-23 Leventhorpe Way
- War Memorial, Fleet Lane/Aberford Road
- 2/2a, 4, 6-12 Calverley Road
- 28-30, 32-36, 38-40 Leeds Road
- St John's Yard
- 1-3, 9-11 St John's Street
- 7 Aberford Road
- 20-24 Aberford Road (Briardene)
- New Masons Arms, Aberford Road
- 1 Farrer Lane
- 21/23 Farrer Lane
- The Woodlands, Farrer Lane
- 18-24 Farrer Lane
- The Elms, Farrer Lane
- Greenland Court
- Beech Grove, 30 Farrer Lane



1. 9-11 St John Street.
2. Oulton in Bloom planter adds colour.
3. Stone sets and flags provide texture.
4. Heavy tankers at Fleet Lane/Aberford Road.
5. Calverley Road divides the village. This lay-by (the original line of the road) provides some landscape respite, provided by Oulton in Bloom.
6. View along Oulton Beck connects the village to the countryside.



1. View over PAS land from Farrer Lane (above).
2. View of Oulton Village from Fleet Lane across PAS land with St. John's Church spire in the background (below).

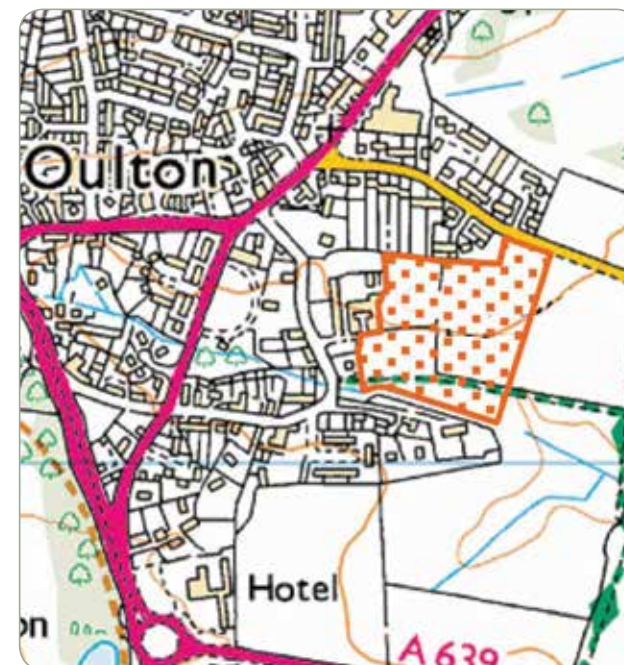


Protected Area of Search (PAS)

An area of land to the east of Oulton Village was designated as a Protected Area of Search (PAS) for development in the Leeds Unitary Development Plan (UDP Policy N34). The purpose of this designation is to provide land and flexibility for the city's long-term development needs. An outline application to develop the land was approved in 2013. The site is approximately 3 hectares of agricultural land situated between Oulton Conservation Area to the west and Green Belt to the east, and between Fleet Lane to the north and Oulton Beck and the boundary of the Area of Special Landscape Value to the south. A public right of way footpath through the site links Farrer Lane with the Leeds Country Way and Trans Pennine Trail.

The site is visible from within the Oulton Conservation Area and the design of any development should be carried out in close consultation with the local community and should respect the setting and character of the conservation area and the village as described in the Oulton Conservation Area Appraisal and within this Design Statement. Building forms, massing and heights will therefore need careful consideration to ensure the development does not dominate the village in views from Fleet Lane, Methley Lane, the countryside footpaths and from within the conservation area.

There is a view from Fleet Lane of St John's Church spire above the village and the layout of the development should retain this view. The footpath leading to and from Farrer Lane should be retained and the layout should also take advantage of the opportunity provided by that right of way and Oulton Beck to create an area of publicly accessible open space with further pedestrian links to Fleet Lane through the development.



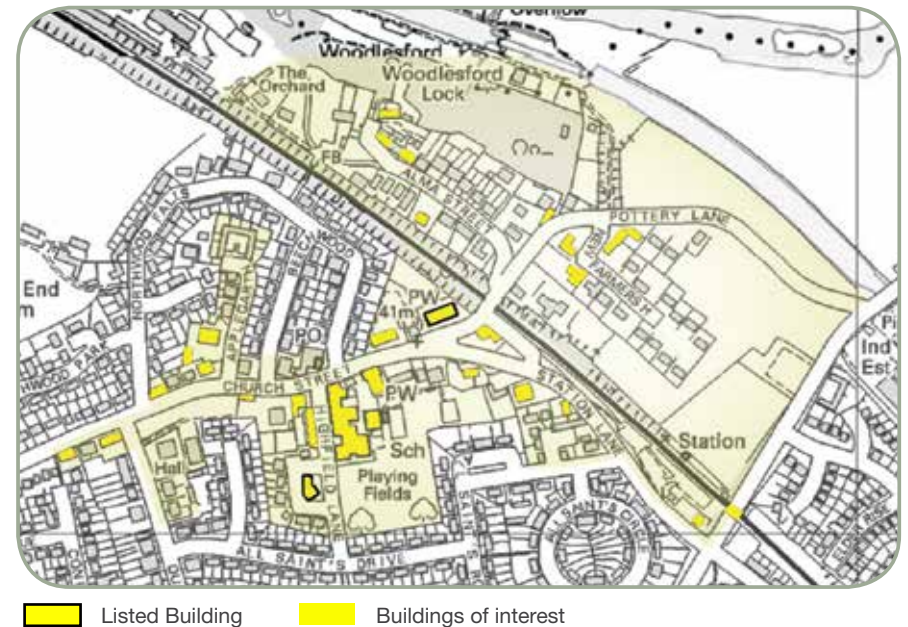
PAS Land shown in orange hatch

Woodlesford Village

- This is the local centre for Woodlesford with a chapel, primary school, pub and shops all located on Church Street, the focal point of the area. Woodlesford Station is close by.
- The oldest part of Woodlesford village is centred on Church Street where there are still a number of stone-built houses and cottages dating from throughout the 19th century. These range in status from the imposing Georgian-style and ashlar stone-fronted Highfield House, to the more humble terraces of Highfield Lane and Alma Street. Whilst the earliest buildings are still stone-faced, many have been rendered. Some retain their stone-slate roofs and chimneys. The area is largely within the Woodlesford Conservation Area, which extends to include development on Aberford Road as well.
- This part of Woodlesford sits on the crown of a hill looking over the valley of the Aire to the east and northeast and Oulton Beck to the south. Consequently there are excellent views to the east from Church Street and to the south from Oulton Lane and Highfield Lane.
- The railway runs through the area in a cutting, dividing the village centre from development on Pottery Lane and Alma Street. Woodlesford Station is located close to Aberford Road and only has a small car park and a small amount of additional on-street parking on the A642 with consequential parking nearby in the village (see “Moving About”). The only routes across the railway here are at Pottery Lane and a footbridge between the end of Alma Street and Beechwood.
- Alma Street is lined by semi-detached and detached houses with a row of terrace houses at the end, a reminder of the industrial past of the street, when it led to a pub and a paper mill, both long since gone.
- There are also older cottages along Pottery Lane and at New Farmers Hill is the first phase of a longstanding proposal for development along the lower part of Pottery Lane up to Aberford Road. This too is an Appleyard Arbor site: Built in

the 1970s – 1990s with a mixture of flat roofed and pitched roof timber and brick on a timber frame construction, the detached houses within extensive planting has created an attractive place overlooking the river and canal. Future development along Pottery Lane should take this development as an exemplar (see separate section on Pottery Lane development).

- A recent development of houses and apartments between Pottery Lane and the canal (The Locks) has been much less successful. Large scale monolithic blocks have been designed with little regard for their context.
- Throughout this area stone boundary walls remain in places. The walls which line the narrow Applegarth, the upper part of Pottery Lane, Station Lane and Aberford Road (where they act as retaining walls), together with the sloping, curving alignment and trees provide these roads with their pleasing character.
- The greenspace between Church Street and the Parish Centre has been recently landscaped. This now has the feel of a village green and is an important element in the area.
- The canal is within walking distance with footpaths from Beechwood and Pottery Lane. The greenspaces there, together with woodland areas, provide an attractive area for recreation. There is also a footpath link to the recreation ground to the south, via Highfield Lane.



- Church Street and Station Lane have been enhanced by the activities of Woodlesford in Bloom, with planting tubs and bulb drifts providing local colour. Unfortunately these are frequently screened by on street parking for the station.



1



2



3

1. All Saints Church - now without its distinctive spire.
2. Two Pointers - an impressive and attractive frontage.
3. Alma Street - terraces of varied design and materials and well-landscaped frontages.
4. Highfield House, Highfield Lane - Georgian style elegance which has lost its setting.



4

Woodlesford Village

Positive attributes

- The historic buildings remaining in the old village which are an important reminder of the past.
- The availability of the few shops, school, chapel and other facilities.
- The proximity to Woodlesford Station.
- Views to the north east across Temple Newsam from Church Street can be glimpsed down the streets leading from it.
- The narrow, tree-lined lanes at Applegarth and Pottery Lane providing an attractive arcadian quality.
- The proximity of the canal and access to walks along the tow path.
- The work of Woodlesford in Bloom (winners of the Silver Gilt award in Britain in Bloom 2011) adding colour to the street scene.

Action for improvement

- Parking for the station is restricted leading to street parking. Investigate the possibility of additional off-street parking near the station.
- All Saints Church lost its spire on conversion to a house. The spire was a significant landmark in views of Woodlesford from across the river. The aim should be to restore it.
- Investigate the possibility of completely re-landscaping the large areas of unnecessary tarmac at the junction of Pottery Lane/Church Street/Station Lane. Better quality paving, planting and walls would give this important element in the streetscene an improved appearance. This landscape makeover could extend to the grass triangle and slip road alongside the railway. Woodlesford in Bloom are considering the improvement of these areas.
- The Church Street frontage at its junction with Highfield Lane would benefit from a variety of improvements: the wide tarmac, bus stop, rendered wall, brick wall, shop sign and railings to the school unrelieved by any planting, all contribute to an untidy appearance.
- The canal towpath needs regular maintenance and potential for an all weather surface should be sought. Artwork / seating areas and interpretation would further enhance the route.

Listed Buildings

Church of All Saints, Church Street
Highfield House, Highfield Lane

Buildings of Local Interest

Woodlesford Primary School, Highfield Lane
The Old Vicarage, Oulton Lane
Parish Centre, Oulton Lane
2 Church Street (formerly Smiffies)
7-13 Church Street
7, Holmsley Lane
36/38 Church Street
Applegarth Cottage, Church Street
Applegarth House, Applegarth
42-44 Church Street
6-18 Highfield Lane
Woodlesford Methodist Church, Church Street
Two Pointers PH, Church Street
71/73 Church Street
78 Church Street
2-4 Station Lane
16 Station Lane (Jolly Giraffes Nursery -
formerly Laurence House)
Elm House, Alma Street
38-44 Alma Street
50-56 Alma Street
1-3 Alma Villas
1-5 Pottery Lane
7 Pottery Lane
Houses on New Farmers Hill

1



1. The canal and Woodlesford Lock with houseboat moorings - leisure on the doorstep.
2. Highfield Lane/Church Street. An attractive and significant historic building is compromised by a poor design of the shop extension.

3. The view of Woodlesford Village on its hillside from across the river.
4. The "village green" outside All Saints Parish Hall.
5. Applegarth - high stone walls and overhanging trees tightly enclose the lane.



2



3



4



5

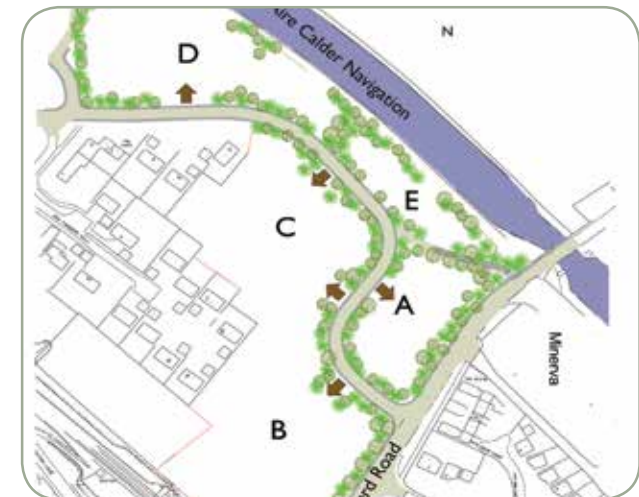


Pottery Lane

- The land between the railway line and the canal west of Aberford Road and on either side of Pottery Lane, has been allocated for residential development for many years. Part has been developed: New Farmers Hill was built over a period of time in the 1970s – 1990s by Appleyard Arbor Homes and more recently the Locks development was constructed by Barratts. The successful design of the former and the less sensitive design of the latter has prompted the need for clear parameters to be set for development of the remaining land, a view shared by the owner, Appleyard Arbor Homes.
- The land is allocated as Policy H3-2A.10 in the Unitary Development Plan (UDP) Review 2006, a saved policy which will be carried over to the LDF in due course. This is in the second phase of housing land release. Phases 2 and 3 are regarded as available for development in principle. Proposals for these sites would still of course have to address any detailed policy requirements set out in the UDP and be otherwise acceptable from a development management perspective.
- In 2010, Pottery Lane was re-routed where it joins Aberford Road. This work was carried out for traffic safety reasons, as there were sightline problems with the previous junction by the canal bridge. The character of this part of the road has changed from a country lane as a result and has made the route quicker to use as a rat-run. As a result of the re-routing, the currently vacant land effectively forms five sites: **Site A** between the new and old routes of Pottery Lane; **site B** on the slope between Pottery Lane and Woodlesford Station; **Site C** between Pottery Lane and the New Farmers Hill development; and **Sites D** and **E**, between Pottery Lane and the Canal.

- The Aberford Road boundary of the site, already well planted with trees, should be extended and augmented by the extensive planting of further trees at the junction of Pottery Lane to form a screen to new development and to emphasise the landscape-dominant character which the rest of the development should seek to achieve. More substantial screen planting of trees and hedges should be carried around the curvature of Pottery Lane (sightlines permitting) and when the levels are raised (see below) the “Armco” barriers could be removed to restore its “country lane” character.
- Site E, between Pottery Lane (including the old route) and the canal is the ideal location for greenspace with its connection to the towpath and views over the canal and it is an aspiration that it should be laid out as such. Planting here should make provision for views toward and across the canal both from Pottery Lane and the developed hillside beyond it.
- Site A is previously-developed land and was the site of a car park and gas works related to the Eshaldwell Brewery (now developed as the Maltings) on the opposite side of Aberford Road. It contains a number of self-seeded and multi-stemmed trees which have grown up since the site was abandoned. These now provide a significant feature in the landscape and would need to be replaced by new tree planting along Pottery Lane and Aberford Road. A suitable form of development here might be a courtyard with a continuous enclosure of two-storey stone-faced houses which would reflect the listed stone-built Maltings gatehouse across Aberford Road. The land may need to be raised for drainage reasons.
- Site B is currently a greenfield site. Any development here should take advantage of the significant slope of the land and the potential views to and across the canal and river valley. The density, design and layout of houses should take their cue from New Farmers Hill and should seek to be absorbed into the landscape - both the existing topography and the potential planting between houses.

- Site C is previously tipped land, with a slight slope up from Pottery Lane to the New Farmers Hill development above it to the south west. Here too the density, design and layout of houses should take their cue from New Farmers Hill, with houses set within a landscape framework. Some raising of the land level may be necessary for drainage purposes.
- Site D could be developed to take advantage of its canal-side location. Houses here might be grouped around a new marina connected to the canal, raised above the existing ground level to eliminate the risk from flooding and kept low-rise to maintain views across the valley.
- The outline approval (12/00798/OT) on the site includes a Design Code which was written in consultation with the local community who should be similarly consulted on any further and detailed proposals for the site.



Plan showing proposed planning framework

1. Pottery Lane.
2. Site D - Looking from Pottery Lane towards canal.
3. Site A - Looking across Aberford Road to the Maltings.
4. Site C - in foreground looking through to site B with New Farmers Hill development on the right.





1

Beechwood And The Northwoods



2

1. Pickpocket Lane at the west end of the area.
2. **Houses on Beechwood** - wide windows typical of the 1960s, when heat loss was less of a concern.
3. Views across the area to Temple Newsam.



- This area lies to the north of the ridge of land occupied by Church Street, on the hillside looking over the river valley towards Temple Newsam.
- The estate developments were constructed in the 1960s mainly as wide fronted semis with picture windows and tile hanging to the front elevations between brick gables stepping down the hills. Front gardens, behind low brick or stone walls (which have been largely unaltered) are filled with shrubs and hedges acting as a counterpoint to the regularity of design.
- At the western end, Needless Inn Lane and Northwood Park run parallel to Church Street where some 1930s semis line the road. The houses in Needless Inn Lane, though, are detached

Appleyard Arbor houses with shingle cladding or white boarding to the first floors and bold timber window surrounds. On Northwood Park the houses are more conventional for the period, but arranged around attractive grassed courts.

- The views north are most dramatic from Northwood Falls and Beechwood, where the roads run sharply down Hill from Church Street.
- A footpath leads from Beechwood across the railway and through woodland to the canal. Known as the “chicken run”, it is not an easy route for those less able.



3

Positive attributes

- Woodlesford Village centre is within walking distance.
- There is footpath access to canal and to Rothwell Country Park.
- There are dramatic views across the Aire Valley to Temple Newsam.

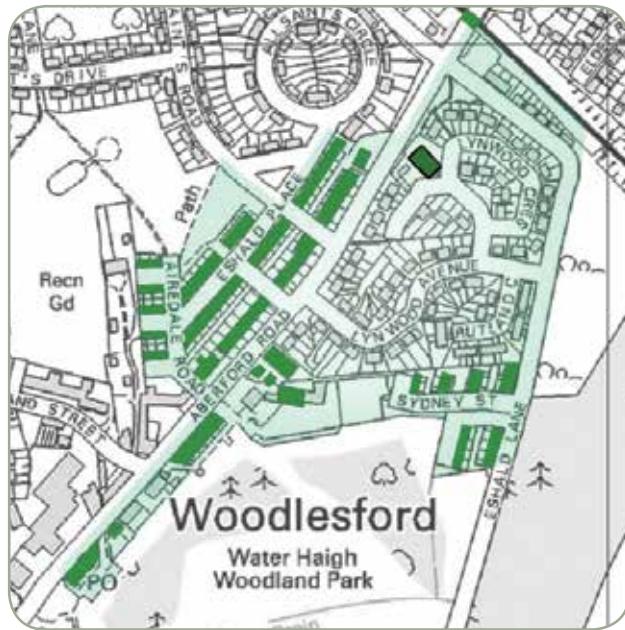
Action for improvement

- Two grass areas off Northwood Park would benefit from tree/shrubs. They are well used for ball-play, but judiciously planted trees could complement that use.
- The footpath link to the canal can get quickly overgrown in summer, reducing its use, and needs more regular maintenance.
- A footbridge across the river and canal from Rothwell Country Park to Temple Newsam was originally promised as part of the reclamation proposals and needs to be implemented with funding anticipated from the Coal Authority.



House at Needless Inn Lane -
a modern design approach which still looks good today.

The Lynwoods



Listed Building
 Buildings of interest

- Eshald Mansions, now apartments, was built in the mid-19th century for the Bentley family, who owned the adjoining Bentleys Yorkshire Brewery at Eshaldwell, and stands on high ground above Aberford Road by the railway bridge. Its imposing blackened stone outline can be seen in views along Aberford Road, but its grounds are now occupied by the 1960s Lynwoods estate.
- Most houses are semi-detached, red brick with hipped roofs and double-height bays, aligned along a curving road pattern. By Eshald Mansions, an attractive sloping area of grass and trees has the grand house overlooking it all. Lynwood Avenue also has a small area of greenspace with trees, full of blossom in the spring. Low walls in an uncharacteristic stone enclose front gardens and while some include planting, many have

been paved over for parking. Nevertheless, cars still park half on the pavements in places.

- Eshald Lane, east of the Lynwoods, connects Aberford road to Fleet Lane and leads to a footpath which provides a link under the railway into the Maltings estate. Alongside it the original tall stone estate wall of Eshald Mansions now has a few garage doors cut into it but it remains almost continuous, connecting to Aberford Road at each end.
- To the south, brickworkers' houses from the Armitage quarries were built in the early 20th century as red (Armitage) brick terraces with stone detailing aligned parallel to Eshald Lane and with streets named after two Armitage brothers, Bernard and Sydney. An area of green space with trees includes a crudely located telegraph pole as an accidental focal point, albeit offset by a bank of flowers planted by Woodlesford in Bloom. The front and rear gardens of the terraces are enclosed by newer brick walls but individual pre-cast garages at the edge of Water Haigh Park have an untidy appearance in what is now a very prominent position.
- A few allotment gardens, some workshops (one a stone building dating from the turn of the 20th century) and parking areas off Aberford Road make up the rest of the land between the Lynwoods and Water Haigh Park.
- Stone and brick late 19th century terraces align the west side of Aberford Road with further terraces behind, up to Woodlesford Park and recreation ground (a quarry at the time of building) and linking to the All Saints area. Those along Aberford Road have more complex detailing – bays, string courses - with the Co-op as the high point with its carved pediments (the lower floor is sadly obliterated by the shopfront which ignores the architecture above).
- Eshald Place is also a mix of stone and brick terraces with window and door heads and sills being picked out in paint, some white, some black, but mostly consistent within a terrace. Across Airedale Street, the angled gable ends of the short stone terraces provide a distinctive view along Eshald

Place. In all these terraces, there are a number of dormer windows; some original and some added. Many of these newer dormers dominate the elevations and their uneven appearance visually disrupts the regularity of the terrace. In the few cases where a terrace of houses has no dormers, it benefits from the unspoilt appearance.

- Front gardens have stone boundary walls with stone copings and gateposts – those on Aberford Road eroding somewhat from traffic pollution – and gardens along Aberford Road in particular are well-planted. Back Eshald Place, is paved with setts (though patched with tarmac in places), but are less tidy than the fronts, due to the prefabricated garages, rear yards and different fencing treatments. This is most apparent where the backs are open to Woodlesford Park.
- The development along the east side of Aberford Road in this area is much more mixed: the frontages of the Lynwoods semis are no different from those facing the quieter estate roads within, the Clown House (once a cinema, now a children's activity centre) has a dull rendered façade and tarmac frontage, a detached house sits directly off the pavement, a commercial unit is set behind a grass lawn surrounded by a tall security fence and further brick terraces (two with angled gables) have neat front walled gardens. Some are shop units with tarmac frontages and/or car parking.
- The pedestrian crossing is a useful facility and the Woodlesford in Bloom tubs of flowers by it provide splashes of colour but these have to compete against the unsightly pedestrian barriers there. With the different types of building as well, this all provides a discordant visual experience along the road, though some regularity is provided by the more or less constant building line. Behind some of these buildings, though, more prefabricated garages and sheds give an untidy appearance to the area there, particularly at the entrance to Water Haigh Park.



Positive attributes

- The central green spaces by Eshald Mansion are an attractive feature.
- There are good links to Water Haigh Park and recreation ground via Eshald Lane.
- The stone detailing and stone boundary walls to the 19th century terraces on Eshald Place and Aberford Road are important elements in the townscape.
- The allotments east of Sydney Street are a valuable asset to the community.
- The original stone wall to the Eshald Mansion estate, along Eshald Lane is an important historic feature which should be preserved.

Action for improvement

- The Clown House could be improved by painting and brightening up.
- Benches would be useful on Lynwood Crescent.
- Eshald Lane is used as a rat run – footway to part only, narrow and dangerous. Investigate means of restricting use as a through route.
- Frontages to shops on Aberford Road could be improved particularly the Co-op shop front (to take account of upper floor design).

Listed Building

- Eshald Mansion

Buildings of interest

- Stone shed behind Clown House
- Co-op



1. Bernatd St./ Sydney St

Neat terraces with historic associations and pleasant patch of open space at the centre.

2. The Co-op, Aberford Rd

Ornate detailing at the top makes this building stand out from the rest - but the design of the shop front has completely ignored the architecture. - angled parking with only one access/egress.

3. The butchers shop

next door is a good example of a more respectful approach. Parking is also awkward here.

4. Eshald Lane

Original stone wall boundry of the Eshald Mansion estate is still there, even with some garage doors cut into it.

5. Eshald Mansions

An imposing mid-19th century house now set in a suburban estate. It might look even better if the stone were to be cleaned.

6. Eshald Place

Where these long stone terraces have retained their roof form, without over-scaled and varied dormers detracting from the regular pattern of windows and doors below, they present a much more attractive appearance.

7. Lynwood Avenue

A typical streetscene - highway dominated, but with some planting in front gardens and verge.



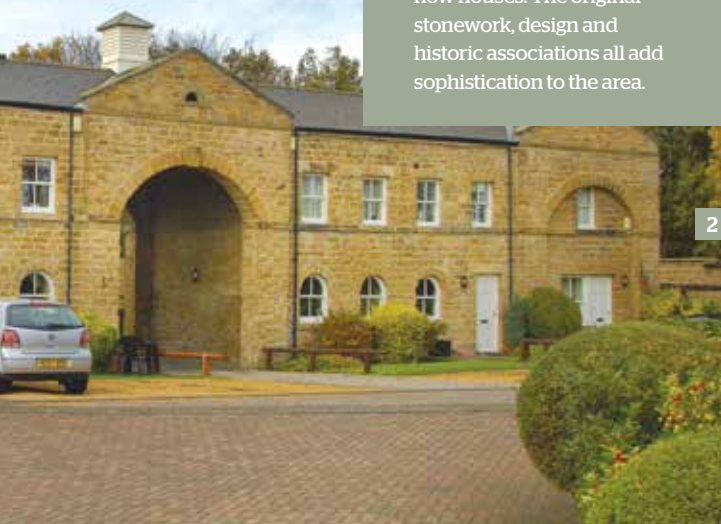


1. Juniper Avenue (Above)

The main road through the estate. This part is lined with garden walls and blank gables, in the other areas houses face the road.

2. Gate House Court

The listed gate house - now houses. The original stonework, design and historic associations all add sophistication to the area.



The Maltings



■ Listed Building

- The Maltings were built in the late 1990s on the site of the Eshaldwell brewery. The original stone gatehouse to the brewery (a listed building) was retained in the new development and was converted to residential use. Although it faces the main Aberford Road, the frontage wall was raised as a noise barrier and now partially obscures the building.
- The houses on the estate are mainly detached and two-storey, arranged on either side of roads which branch off a central spine curving through the estate and forming a loop at the east end. Where houses face onto this road and the side roads, small front open gardens separate the drives into integral garages. In part, though, side gables face the road at the edge of the pavement and the gardens between houses

have low brick walls with fence panels between piers. The main road through the estate feels spacious, with houses set well back at the entrance and along the looped end (Chestnut Grove).

- The houses themselves are a somewhat restless array of forms and materials: multicoloured brick walls with contrasting brick quoins, string courses, brickwork quoins to windows, projecting gables, bays, lean-to lower roofs and prominent white bargeboards.
- A central greenspace with an interpretation panel, seating and well-thought out landscaping is a positive focus to the estate. Unfortunately its most prominent corner has been taken over by the concrete and tarmac base of the pumping station with its projecting control box and utilitarian bollards.
- Garden trees are beginning to make an impact in the estate and where there are views out – across the canal, toward the railway and to the east – there is a backdrop of mature trees.
- The location of the estate close to the railway means that there is easy walking access to the station and to the shopping area along Aberford Road. The central open space leads to a footpath under the railway to Eshald Lane and Water Haigh Country Park. Strangely there is no public access to the canal towpath which runs along back gardens on the north side of part of the estate.
- Between the houses and the canal is a now-vacant site which was the location of Minerva and Glenoit Mills and latterly industrial units. This is unallocated in the Local Development Plan, but as brownfield land might be suitable for development (subject to precautions against flooding) or as car parking for the station. If developed for residential use, advantage should be taken of its canalside location for houses to face the towpath and canal.

Positive attributes

- The estate is close to Woodlesford station and facilities along Aberford Road.
- The footpath link to Eshald Lane provides good access to Water Haigh Country Park.
- There is an attractive and useful greenspace at the centre of the estate.

Action for improvement

- Consideration should be given to reducing the height of the wall in front of the listed gatehouse which detracts from its elevation.
- Avoid parking on pavements.
- Flooding takes place in the greenspace on occasions and the storage capacity of the surface water sump should be investigated.

Listed Buildings

Gate House Court – originally Eshaldwell
Brewery Gatehouse



1. Central Space

Looking north across the seating area in the centre of the green-space. Well-designed landscape with a purpose.

2. Looking south west. The heavily planted seating area in the centre gives the impression of a copse in a field. A very pleasant space for the houses to focus on.

3. Juniper Avenue

This pumping station is in the most prominent position of the estate at the front edge of the otherwise excellent green space. There has been little attempt at design.

4. The curving street of the estate provides changing views along there lengths.





1

1. All Saints Road (above)

Houses and flats with neat hedges overlook a central green space, which would be improved further by tree planting.

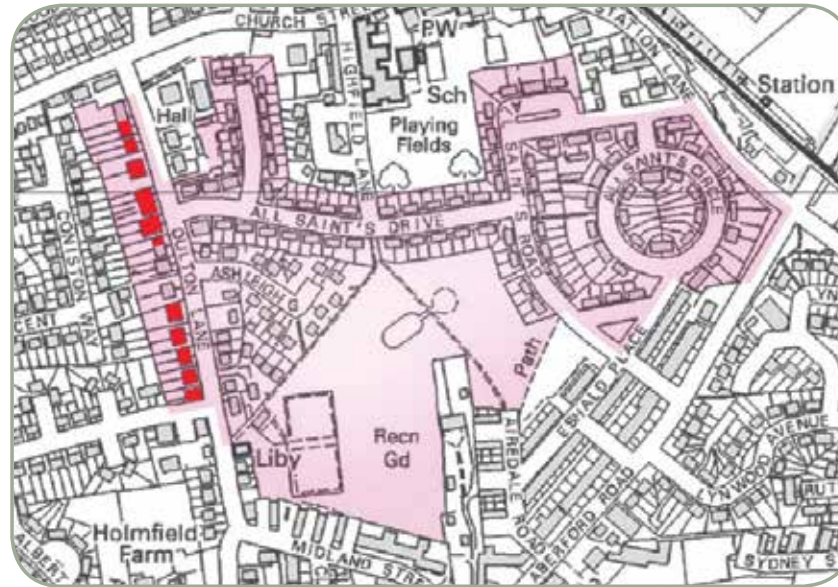
2. Laurence Court (below)

Shared paving texture provides a more attractive setting than large areas of tarmac and segregated pavement. This helps give the courtyard a sense of identity.



2

All Saints



■ Buildings of interest

- All Saints is a small estate of two storey houses and flats built in the late 1950s by Rothwell Urban District Council. It was laid out with a circle of houses at the core (All Saints Circle) with All Saints Road around it. In the north west corner the houses are arranged around a rectangular grassed area, with a more open appearance. The grass verges on All Saints Road assist this openness, though they are obstructed and damaged in places by cars parking on them.
- The semi-detached houses are mainly red brick while the flats, four to a block and interspersed with the houses, are rendered. Plain tiles were the original roof materials, though many have been re-roofed with red concrete pantiles. Projecting concrete canopies over the entrance doors with scroll brackets are a feature on otherwise plain facades.
- All Saints Road continues to the west, where, at the junction of All Saints View, three pairs of bungalows are set back creating a large triangular area which would benefit from being a

grass area with a group of trees, but is actually stone setts surrounded by tarmac. The two storey, semi-detached houses here are built in a buff brick and have small enclosed brick flat roof porches.

- Throughout the All Saints estate, most front boundaries are hedged and this provides the area with a unifying appearance. However, some have been removed and replaced with a variety of fences and walls and some front gardens have been paved over, all of which detracts from that unity.
- The part of Oulton Lane included in this area was constructed from the early 20th century onwards, with a mix of ages and styles, the oldest of which, on the west side of the road, have elements of arts and crafts detailing in their gables and bay windows. They are built in smooth red brick, some with rendered walls to upper floors, and being slightly raised from road level, have a commanding position in the street. This group of houses is a distinctive feature on Oulton Lane.
- Front gardens on Oulton Lane have boundary walls, acting as retaining walls on the west side where they are both in stone and brick. Behind them, hedges and shrubs add greenery to the street view.

Positive attributes

- The hedges to front gardens, where they remain, are an important feature in the street scene.
- The grass verges to All Saints Road give a welcome softness to the road edges.
- The greenspace in All Saints Road is a valuable asset.
- There is easy access to the recreation ground.

Action for improvement

- Add tree planting in the green space on All Saints Road.
- Plant trees/shrubs in verge at Junction of All Saints Drive with All Saints View (subject to highway assessment).
- Restore hedges to front boundaries where these are missing.
- Avoid parking on the verges especially where off road space is available.

Buildings of interest

12-16 Oulton Lane



1. All Saints Circle

Hedges are a distinctive feature here. The circle unwinds to join Eshald Place with a long view opening out.

2. All Saints Road

Parking on the grass verges has caused damage to the grass, leaving it more of a muddy liability than a pleasant green asset. Where hedges have been removed and replaced by different types of fence the unity of the area has been lost.

3. All Saints Drive/Rd Jn

Some tree planting at this junction would set off an otherwise austere vista.

4. Oulton Lane

Distinctive Edwardian houses which were the start of the eventual coalesce between Woodlesford and Oulton.



North Oulton



Buildings of interest

- This is a varied area, marked as New Woodlesford on the early maps, where Oulton merges into Woodlesford. Midland Street has some of the older houses from the 19th century. By the late 1930s the southern end of North Lane had been developed, along with East View, West View and Green Lea. Albert Road filled the remaining gap in the 1950s. Since then development has been small infill or replacement building.
- The few 19th century terraces along and off Midland Street are mainly stone with some red brick. Stone heads and sills to windows and doors together with remaining chimneys add to the character. Selective demolition has left its mark – new brick gables, a replacement house in stone but without the careful proportions and details of its neighbours. Most of these terraces align the pavement, but a stone wall with overhanging trees and shrubs borders the rear gardens in Claremont Street.
- A larger area of clearance along the north side of Midland Street resulted in Midland House, a 1960s two storey linear warden controlled Senior Citizen's block of flats with balconies. Its open frontage, with low brick wall, trees, grass, shrubs and planters has an attractive appearance. Its more recently re-clad elevation facing the Woodlesford Park and Recreation Ground, does, however, give it a more institutional look.
- The white painted exterior of the Midland Hotel with touches of Art Deco and a wealth of hanging baskets accentuates its key position. To the side, Quarry Road is a narrow dead-end lane between high walls and trees leading past one or two houses to Quarry House, a pair of large Victorian houses at the end.
- On the south side of Midland Street, a short terrace, built of attractively tooled stone but inappropriate strap pointing, is all that remains of what was a more or less continuous terrace along the road. This has recently been partly re-created - unfortunately in brick. To the east is an underused industrial site with an untidy frontage and security fence.

- A white rendered early 20th century house (nos 78-80 Midland Street) marks the corner of Quarry and Oulton Lanes with a fine stone curved boundary wall including a pair of capped but eroded gate posts. Opposite it, an oak tree in the garden of no.19 Midland Street forms a focal point terminating the view down Oulton Lane.
- There is a mix of properties along Oulton Lane with red brick semis and older stone terraces and pairs, including no.35 with arched door and kneelers on parapet gables. Most boundaries are hedges, with some brick walls, and the longer front gardens on the west side are either well landscaped or paved over for parking. On the east side lies the Recreation Ground and now the library is demolished, there is the opportunity to make more of the entrance to it.
- Green Lea is narrow, with late 1930s housing on either side, and a series of small cul-de-sacs off it. The houses are red brick and render with projecting gables and steep red-tiled roofs. Hedges mainly line the front gardens, providing an attractive street view diminished by the occasional use of fencing where hedges have been removed. Across North Lane, the houses are more modern - short buff brick terraces with a confusing multitude of front boundary treatments – leading to a treeless greenspace overlooked only by blank gables and the entrance to Oulton Primary School. A more inviting space with trees, Holmsley Walk, leads off to the south.

1. North Lane

Strong rhythms and a consistent design used to advantage to step up the hill and the wide grass verge give North Lane a positive identity.

2. Midland Street

A new stone addition to the existing terrace with a dormer, windows and doorway which do not reflect the remainder of the terrace.

3. Green Lea

Robust design of 1930s houses, with repetitive gables and front hedge planting, gives Green Lea a distinctive appearance.

4. Holmsley Field Lane

Protecting from falls, but not protecting from assaults of the visual sense - a crude barrier in front of a bland facade.



North Oulton

- Albert Road was built in the 1950s in a single sinuous curve, the centre of which opens out to form a small green space. The pairs of houses are a simple but effective design and have been little changed. All are rendered with brick quoins and hip roofs, with two alternating designs, one with a central gable and one with brick surrounds to inset porches. There are now some variations in the render paint colour, detracting from that simplicity. Accessible from here is a strip of allotment gardens, one of only two in the village, all but hidden from view.
- The southern two thirds of North Lane (see Derwents and Langdales for the remainder) is wide and straight with grass verges and views south to open countryside. The verges, however, are used for car parking, leaving tyre marks on the grass. From Langdale Road south to Holmsley Field Lane, the houses are modern, plain brick Council-built terraces with shallow-pitched roofs. South of Holmsley Field Lane, the houses are similar to those on Green Lea. So too are West View and East View. Houses near the junction with Calverley Road are private houses and bungalows.
- Holmsley Field Lane itself continues this mix of 1930s and 1970s Council built housing, but here the mix of frontage treatments from house to house is even more marked. On one side unsightly crude metal railings align the top of a slightly sloping verge which has been paved over. In Holmsley Field Court, groups of bungalows feel more open. The view of the disintegrating timber garages is offset by the raised bed display of shrubs and perennials planted by Oulton in Bloom.
- Quarry Hill runs alongside the only remaining undeveloped quarry area in the village. This provides visual greenspace along this street, but is also used for illegal tipping. However, the trees within it are an asset to the wider area in providing a green backdrop. Across the road is the Medical Centre, a recent building in partly traditional style and very muted colours. The other community building on Quarry Hill is the

Oulton Institute; Harold Hall to the rear of the building was a later addition and was named and dedicated to the memory of one of the Calverley family. This is a significant building in the life of the community and is clearly identifiable as such.

- Between these two buildings is a mix of older stone and brick terraces and later brick bungalows. Titanic Row (built in 1922) is a terrace south of the medical centre, set well back from the road but the space available there (itself originally occupied by a terrace of houses) is squandered by ad hoc car parking which leaves the grass, such as it is, in a very poor state.
- The corner of Quarry Hill and Aberford Road is marked by a group of attractive stone buildings, now a house and workshops. Further east along Aberford Road is Cooper's garage, a major element in the village, both economically and visually. The complex is a series of industrial sheds with a large forecourt and is not inherently attractive, though the frontage is kept tidy and a long planter along the pavement provides low-level colour. Opposite, the Lidl supermarket is much the same, though newer.

Positive attributes

- The trees in old quarry are a positive landscape feature.
- The tree at junction of Oulton Lane, Quarry Hill and Midland Street closes the vista down Oulton Lane.

Action for improvement

- Old quarry area – investigate restoration and possible status as a Nature Area.
- Landscape the land in front of Quarry Hill terrace houses.
- Tidy up/develop rear of Coopers garage/workshop area.
- Improve appearance of car park at side of Midland Hotel.
- Improve the frontages of the large buildings along Aberford Road – Coopers, Lidl.
- Investigate the necessity of or improve the quality of protective railings on Holmsley Field Lane.
- More trees, shrub and bulb planting on bare grass areas.
- Tidy up fences, walls and gardens.
- Improve entrances to Recreation Ground.

Buildings of interest

Albert Road
Midland Hotel
Quarry House at end of Quarry Road

1. Quarry House

This fine, unlisted, house is hidden at the bottom of Quarry Road, but surrounded by the recreation ground, which is a reclaimed quarry.

2. Midland Street

A new terrace next to the old stone terrace and replacing one demolished some years ago - a questionable use of brick rather than stone.

3. Quarry Road

This narrow lane with high walls is a unique space in the village.

4. Quarry Hill

Improving the frontage of the terraces on Quarry Hill with paving, organised parking and tree and shrub planting could transform the appearance of this untidy space.

5. Oulton Lane

The tree at the junction of Quarry Hill and Midland Street is the focal point of the views down Oulton Lane.



Derwent Avenue And The Langdales



Buildings of interest

- Ribbon development of Holmsley Lane started in the 1930s and continued after the war into the 1950s, resulting in a string of two storey houses and bungalows of varied design on the south side of the road between North Lane and Leeds Road., Hipped roofs and gables with orientations parallel with and at right angle to the main road are all exhibited, the only consistency being an approximate building line.

- South of Holmsley Lane, 1960s housing is laid out in a manner typical of volume builders where maximum coverage is more important than visual quality. North Lane itself is straight and wide, with grass verges between the carriageway and the footways, unfortunately used for parking. The road slopes down from north to south, providing excellent views of the countryside beyond.

- The houses east of North Lane (Derwent Avenue etc) maintain a constant distance from the road (the minimum for parking a car) and more or less a constant distance apart (room for two drives between semi-detached houses). The formulaic layout makes use of some different house designs to provide variety: thus some are two storey semis, some are dormer bungalows, and some are detached. Building materials also provide some variety, though the mixture of brick, render, tile hanging and timber boarding all tends to be of a similar tone of red, green and brown.
- It is difficult to discern now what originally marked the front garden boundaries. Much has been added by individual owners, so that there are brick walls in various finishes and colours, hedges, fencing and open plan frontages. The small front gardens provide space for planting, though many have been paved over for parking, thus reducing the quantity of greenery and the quality of the appearance of the streets.
- In spite of the extent of off-street parking there is still parking on the roads with half on the pavement. There are two footpath links – from Coniston Road to Holmsley Lane and from Langdale Road to Green Lea.
- West of North Lane in the Langdales, the houses have a wider frontage of a consistent design, are generally all brick in just two shades, and have open front gardens. This gives the area a spacious feel though tree planting would help to soften the uniformity a little. Recent development has replaced the flat-roofed Holmsley House residential home with apartments and affordable housing.

Positive attributes

- Open aspect of Langdale Rd giving sense of space.
- Woodlesford in Bloom has enhanced the estate with planting.

Action for improvement

- Investigate the possibility of imaginative traffic calming/varied paving on culs-de-sac such as Home Zones, with reduced speed requirements.
- Provide tree planting on open frontages in Langdales.
- The mixture of front garden brick/stone walls/fences/hedges looks unsightly.
- Recycling area at end of Langdale Road has an unattractive appearance and could be re-designed.
- Investigate the possibility of provide tree planting to verges, particularly North Lane.
- Avoid parking on verges.

Buildings of interest

97-103 Holmsley Lane

1. North Lane

Excellent long distance views down the hill. The wide verges add a sense of openness but are marred by parked vehicles. More tree planting in the verges would deter parking and improve the appearance.

2. Oulton Primary School

The new school building.

3. Derwent Avenue

Car parking on pavements adds more muddle to the ad hoc mixture of house types and materials.

4. Langdale Road

New Houses reflect the form and materials of the surrounding but with a modern twist.

5. 97-103 Holmsley Lane

A landmark building opposite the junction with Pymont Drive.

6. Langdale Road

Hedges, trees and grass define the entrance to Langdale Road from North Lane.



The Eastfields



- In this triangle between Leeds Hill and Holmsley Lane, 1960s/70s houses and bungalows are set between older 1930s to 50s houses aligning the two main roads. Along Holmsley Lane the houses are mainly individually designed and therefore varied as they are further west, though here the front gardens include more mature trees.
- The brick built houses along Eastfield Drive and Eastfield Crescent maintain a regular pattern, though the curves, bends and junctions in the road and the slope of the land, create short internal views but where the development is mostly bungalows at the south end of Eastfield Crescent panoramic views open up toward Oulton Park to the south.
- Front gardens have different boundary treatments – walls of brick and artificial stone and fences while some hedges and shrubs give a softer feel. A group of trees at the junction of Eastfield Crescent and Eastfield Drive are an important visual feature.
- The Appleyard timber framed houses on Gipsy Lane, Gipsy Hill and Gipsy Mead, constructed in the early 1970s have more architectural character. Their white boarded first floors on a brick base have a fresh appearance. Although the layout on the roads is not dissimilar to the Eastfields with an evenly spaced and rectilinear arrangement, they are complemented by a consistently high quality of landscaped front gardens.
- Most of these houses have low sloping roofs, with a few having asymmetrical roofs. Bungalows are interspersed but at the south end of Eastfield Crescent are the main form of building. They differ in design from their two storey counterparts with stone feature panels between white boarding on the gable fronts.
- A long but narrow footpath links Eastfield Crescent to Leeds Road with a connection from Eastfield Drive, and this provides useful access to the bus stops. However the footpath is narrow and curved which makes it intimidating.

Positive attributes

- The trees at junction of Eastfield Crescent and Eastfield Drive are an important element in the street scene.
- There are panoramic views looking south from Eastfield Crescent.
- The design of houses and mature garden landscape in the Gipsies provide a high quality visual environment here.
- The trees in front gardens along Holmsley Lane are an important element in the street scene.

Action for improvement

- Avoid double parking in Eastfields which can cause problems.
- Investigate ways of improving the footpath from Eastfield Crescent to Leeds Hill and the link to Eastfield Drive.

**1. Parkways/
Eastfield Crescent**
A gable end with windows addresses the corner. Colourful planting marks the junction.

2. Eastfield Drive
The older part of Eastfields Drive is more traditional, with all the traditional mix of fences giving a restless feel to an otherwise well ordered space.

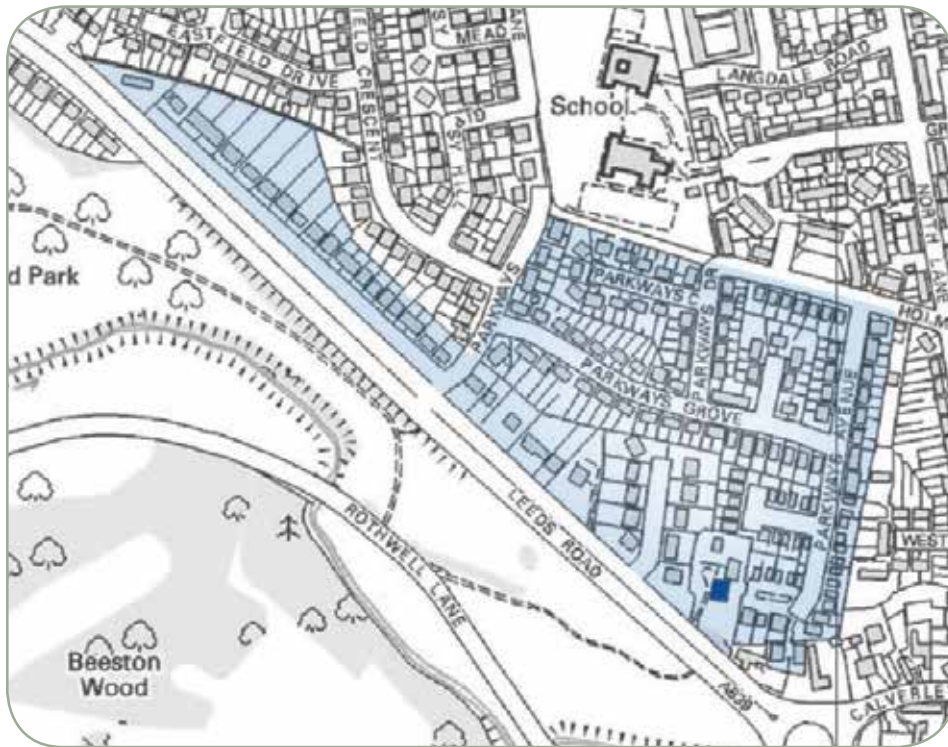
3. Gipsy Lane
Distinctive houses and strong landscape gives this area a unique appearance.

4. Eastfield Crescent
The open plan frontages provide the possibility for soft landscape edge to the road, thus avoiding the problem of different wall and fence styles.

5. Eastfield Crescent
Panoramic long distance views down hill, more open because bungalows have been built here.



The Parkways



Buildings of interest

- Detached houses aligning Leeds Road, built in the early 60s, are served by a single-sided road with wide grass verge parallel to the main road and accessed from Parkways. The houses are on rising ground and also set above an artificial stone retaining wall

along Leeds Road, so from this access road and the houses there is a panoramic view to Oulton Park and across Springhead Park to Rothwell and beyond. All these houses are of individual design, mainly red brick but with a variety of roof forms.

- Below the junction with Parkways, these houses have drives leading direct from Leeds Road and are more secluded from view, behind a random rubble stone wall and extensive tree planting. Further south along Leeds Road, Calverley Court is a small cul-de-sac of detached stone houses of the early 1970s with low stone walls and hedges to front gardens. This group of houses is surrounded by a belt of mature trees which make a substantial contribution to views throughout the wider area. The Old Vicarage, next to Calverley Court, is a substantial mid-Victorian house which has recently been extended in a sympathetic manner. Its rear garden is awaiting development, and some of its large trees have been removed.
- The houses in most of the Parkways were built toward the end of the 1960s and into the 1970s and are typical of estate housing of that period. There is little variety in the form of the houses; two storey semi detached houses with pitched roofs with their ridges parallel to the road. A short row of bungalows at the lower end of Parkways Grove presents a series of gables facing the road.
- The design and materials of these houses are also typical of their period: brick ends with facades constructed of brick above, timber boarding between large windows and stone below. The timber boarding has been treated differently on different properties and there is now a variety of colours and finishes.
- This personalisation has also extended to front boundaries. The original artificial stone low walls have generally been retained and provide an element of continuity but some have had fencing of different sorts added and some hedges have been grown. The front gardens are small with little scope for planting which has a major impact, though there are good examples of well-landscaped gardens as well as examples where they have been paved over for car parking.
- Houses at the south end of Parkways Avenue are later and mock-Georgian with door pediments and bow windows planted-on to a brown brick shell. Here front gardens are open plan with some hedge and shrub planting at the edge. The roads within the estate do little to provide visual stimulus, being standard tarmac with tarmac footpaths and concrete kerbs. However the view down Parkways Avenue of the St Johns Church spire and Oulton Park is some compensation.
- Leeds Road itself is a dual-carriageway and as a feeder road to the M62, has heavy traffic. This creates noise and pollution and is a major barrier, both visually and functionally. Crossing for pedestrians and cyclists is via uncontrolled crossings, which can make it difficult, particularly for the elderly and disabled, but necessary as there are bus stops on the far side from the houses.

Positive attributes

- There are panoramic view from Leeds Road to the south and west.
- The view of church spire and Oulton Park from Parkways Avenue provides an interesting vista.
- The tall mature trees round Calverley Court are a prominent and attractive backdrop to a number of views in the area.

Action for improvement

- Development of the Old Vicarage Garden should be low-key in relation to the existing building with trees that have been removed re-planted.
- Investigate possibility of a cycle path on Leeds Road.
- Investigate possibility of controlled crossings on Leeds Road at strategic points of Leeds Road.
- Investigate the possibility of traffic management on Leeds Road.

Buildings of interest

Old Vicarage



1



2

1. Leeds Road

Elevated, individually-built houses commanding good views.

5. Parkways Grove

A multitude of materials, walls fences, gates and blank paved gardens.

2. Calverley Court

The cul-de-sac is bounded by mature trees which are an important feature in the wider lanscape.

6. Parkways Garth

The house designs are a pastiche, but provide a rhythm to the street, with open front gardens where shrubs and flowers allow individuality.

3. Parkways Avenue

The view down the hill to St John's Church lifts an otherwise uninspiring scene.



3

4. Site to rear of Old Vicarage, Leeds Road

Some trees have already been removed awaiting development of this site. A single house has been approved here and subsequent proposals have been excessively scaled.



4

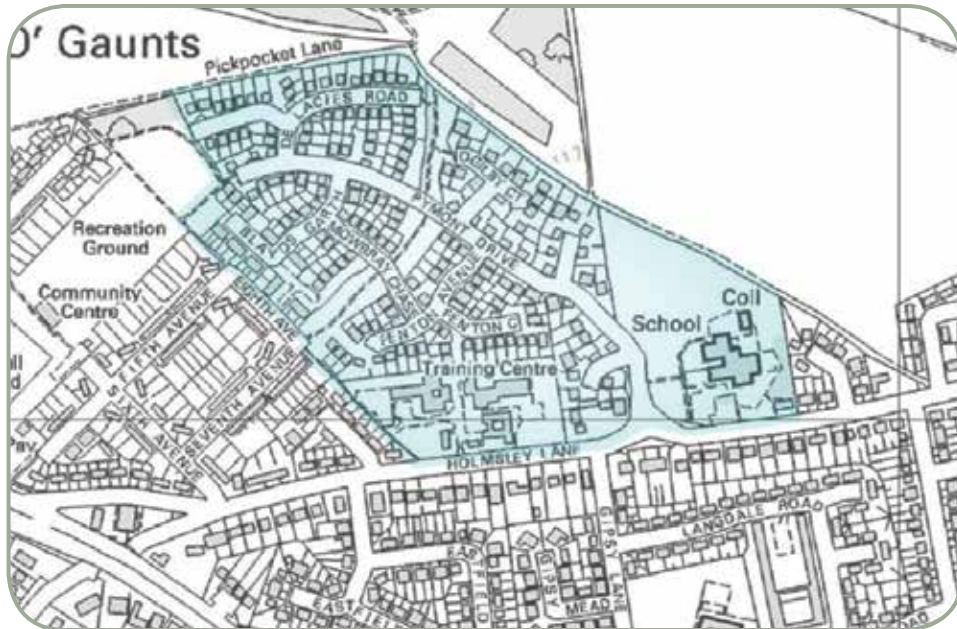


5



6

Holmsley Grange



- Holmsley Grange was constructed in the late 1990s by two volume housebuilders. The estate consists of mainly detached houses laid out on either side of a spine road and spur cul-de-sacs.
- There is a mixture of building designs – some with lean-to porches and arched windows, some with timber truss gables and others with hip roofs. Further variety is achieved by varying brick colours and roof tile colours.
- Most front gardens are open plan with some added hedges and shrubs. Where rear gardens abut the roads at junctions, these are screened by high brick walls or brick and fence boundaries at the back edge of the footway.
- Parts of the spine road are fairly straight but most are curved so that vistas are closed. The roads appear fairly enclosed because of the close proximity of the houses (both to each other and the road) and the planting.
- The view from the spine road across the roundabout at Homsley Lane is terminated by 97-103 Holmsley Lane, a 19th century stone house which pre-dates other houses in this area and provides a landmark at the junction (see Derwent and Langdales character area).
- The spine road has raised “tables” at the junctions with the spur roads. These raised areas of carriageway are surfaced in a different colour and help to slow traffic as well as breaking up the vista along the road.
- Across the centre of the estate an area of greenspace links the existing development at John O’Gaunts with Pickpocket Lane and the Rothwell Country Park, reclaimed from Rothwell Colliery. At present this area mainly consists of grass with a path running through it.
- Shrub planting in the front and side gardens plays an important part in softening the appearance of closely grouped buildings and extensive hard surfaces.
- Pickpocket Lane runs along the northeastern edge of the estate and links Holmsley Lane with John O’Gaunts. There are extensive views north across the Aire Valley to Temple Newsam from the start of the lane.

Positive attributes

- The estate is generally well- landscaped, giving an attractive appearance.
- The traffic-speed management features in the road surface are successful and help to create an attractive street scene.
- The large area of open space is a valuable asset.
- There is good access to Country Park.

Action for improvement

- There could be a landmark feature in roundabout at entrance to Holmsley Grange.
- Improve demarcation of entrance to Country Park at Pickpocket Lane.
- Investigate means of preventing the use of motorbikes on Pickpocket Lane.
- More tree planting would help to screen blank brick walls particularly close to the entrance to the estate.
- DIY Fencing along the rear of gardens facing the greenspace is not very attractive and could be improved by replacing with more robust fencing or by adding substantial hedge/shrub planting on the outside.

1. Central Space

The landscape here has yet to mature.

2. Pymont Drive

New development at the entrance imposes blank gables and walls on the main street. Some recent planting by Woodlesford in Bloom has improved the appearance.

3. Pymont Drive

Road bumps are designed to reduce traffic speed.

4. Langdale Park

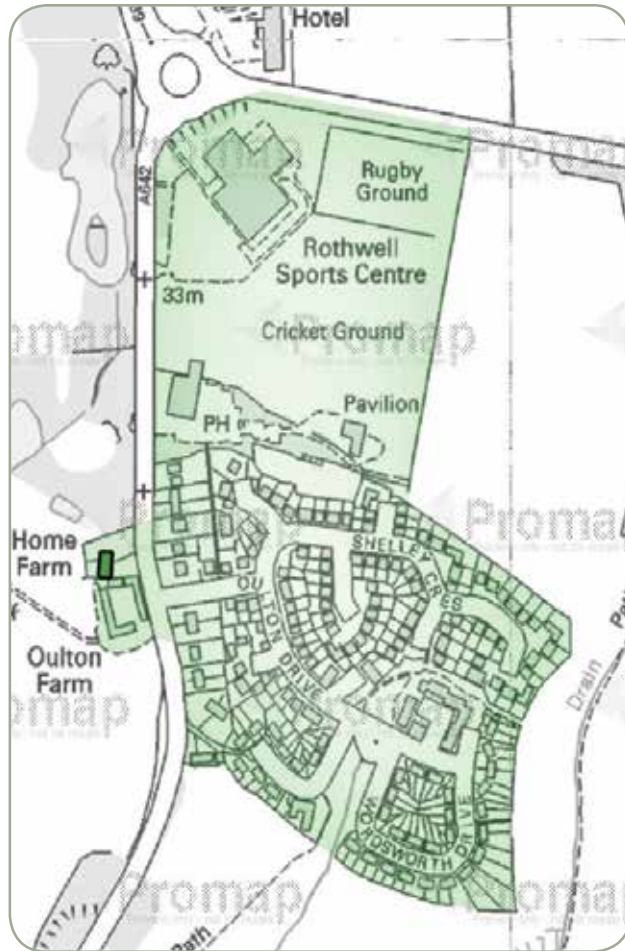
Built on the school site, these three storey terrace properties face the roundabout and are out of scale with other buildings in the area.

5. Pymont Drive

A typical house with complex forms and windows arrangements.



South Oulton



█ Listed Building

- This small estate is isolated from the rest of Oulton, and was built in fields off the Leeds-Wakefield Road in about 1956 for the National Coal Board to house miners and their families employed at the local pits. The site covered a large part of the Sugar Hill Plantation and caused much consternation and opposition owing to the loss of amenity as well as the form of construction. The houses were mainly semi-detached with pre-cast concrete walls and tiled hip roofs. They were considered poorly conceived and low budget for the time and so the estate was dubbed “Cardboard City”. The development included a working men’s club known as the Miners’ Welfare (now a Chinese restaurant) but other than the existing sports ground to the north there were no other facilities.
- A few small private houses and bungalows of more conventional design and construction are located alongside the A642 (Wakefield Road) rising towards a row of old stone cottages, The Hollins, in the south west corner of the site. The houses facing Wakefield Road vary in size from large detached south of the access to the estate to bungalows and semis north of it. Whilst the larger houses are consistently designed with brick and render walls and red-tiled hip roofs, the remainder are in a variety of materials and have no common form. The unifying feature is the stone front boundary wall backed by tall hedging. Opposite these houses and Oulton Drive is Oulton Farm with its high stone walls and stone barns lining the road.
- In recent years, a little over half of the concrete clad houses have been demolished and replaced by more traditionally constructed, but tightly spaced, houses. These are a mixture of red bricks, some with contrasting quoins and arched window heads, projecting gables and white barge boards – a pastiche of various historic details assembled apparently at random.
- This more modern part of the estate has a single spine road (Oulton Drive/Shelley Crescent) with spur culs-de-sac; the latter surfaced with block paving and shared by pedestrians and traffic. Front gardens are generally open plan but with steadily maturing trees and shrubs and the whole development is generally well maintained.
- The concrete clad houses are simple in design with no frills but with a harsh texture and rather drab colour. The original layout did not include space for garages so these have been added on an ad hoc basis, cheaply built, often on prominent corners and with little thought given to the overall appearance. A new two-storey block of flats of conventional construction has been built on Sugar Hill Close.
- The roads on which the older houses still remain – Sugar Hill Close and Wordsworth Drive – are narrow, leading to cars parking partly on the pavement. There is a footpath link to Wakefield Road from Sugar Hill Close. Some front gardens retain their hedge boundaries but many have been replaced by fencing of various sorts, much of it in need of maintenance and some have been converted to parking spaces with a loss of greenery.
- A small central greenspace divides the two halves of the estate and links to open countryside and footpaths to the south. This has been well-landscaped and provides a welcome contrast to the rest of the built-up area. To the south this open space links into Sugar Hill, designated a Leeds Nature Area in the UDP, and then connects to the Trans Pennine Trail and Leeds Country Way footpath networks.
- The estate is well served by public transport; regular bus services operate to Leeds and Wakefield along the A642 and to Castleford along the A639 Methley Road just to the north. There is even a bus turnaround at the hub of the estate. Junction 30 of the M62 is less than a mile away.

1. Wordsworth Drive

The bus stop and turnround are a useful facility in this area separated from the rest of the village. The drab appearance of the remaining concrete panel houses is offset here by the planting.

2. Wakefield Road

Ribbon development along this main road with a variety of houses.



South Oulton

- To the north of the estate are sports and recreation facilities. The cricket and football grounds have existed for over 100 years. Rothwell Sports Centre incorporating a swimming pool, sports hall, fitness centre, etc was erected by Leeds City Council in the early 1970s in a box-like design typical of the period. Between the sports hall and the housing development are a sports club and a restaurant: The restaurant, close to Wakefield Road is a large flat-roof building painted in ochre and white vertical strips. The club house, less visible from the road, has undergone several refurbishments and extensions over the years and its popular use has led to a major refurbishment in 2009. This important facility is used by a large number of children, youths and adults from the surrounding communities of Oulton, Woodlesford, Methley and Rothwell.
- The Miner's Welfare Club was rebuilt as a pub/restaurant and for a while housed the Rugby League Hall of Fame and is now a restaurant. The pub/restaurant and hotel by the A642/A639 roundabout is now well established. Royds' School for secondary education opened in 1958 and is just a stone's throw away. However the nearest primary schools are a good half-mile away in Oulton.

Positive attributes

- The stone walls at the entrance and along the main road are an attractive feature.
- The central greenspace on Oulton Drive with links to the countryside is a valuable asset.
- The sports centre, sports club and sports fields provide sporting facilities for the wider community.

Action for improvement

- Avoid parking on pavements where possible.
- Preferably retain front gardens. Where parking areas are provided, they should be an absorbent surface and sufficient space retained at the front and sides for planting.
- Improve appearance of prefabricated garages on exposed corner plots by screen planting if re-building is not possible.
- Restore hedges replaced by timber picket fences which are showing signs of age.

Listed Buildings

Home Farmhouse

- 1. Oulton Drive**
Houses with busy elevations and open plan gardens.
- 2. Wakefield Road**
One of the oldest houses in this area contrasts markedly with the estate houses nearby.
- 3. Shelley Crescent**
The curving street with shared surface and short sightlines ensures slow speeds, and entices the eye. The planting in front of the wall and the specimen birch tree are interesting features.
- 4. Central Space**
A well-landscaped space at the heart of this area.



Oulton Hall & Park



■ Listed Building

- Oulton Park is an Important historical landscape and is a Grade II Registered Park and Garden. Oulton Hall, at its centre, is a listed building. Originally common land, it was enclosed by Act of Parliament in 1809 and the owner, John Blayds (one of the Calverley family), employed Humphry Repton, the renowned landscape designer to transform it into parkland. Repton presented his client with one of his famous Red Books – watercolour sketches showing how the estate

would appear with trees, lakes and grassland replacing the fields, hedges and workers cottages.

- Most of Repton’s scheme was implemented, including extensive tree planting around the perimeter and on hilltops as well as the construction of the lake. The park was extended in the 1850s to designs by W A Nesfield.
- At the same time, John Blayds rebuilt his farmhouse after a fire in a grander style and his descendants continued that project to create the Oulton Hall that exists today. During the first world war it was used as a hospital and continued as one until 1971. The golf course was then created by Leeds City Council but the house remained empty and neglected. The lease was eventually purchased in 1991 by de Vere Hotels, and an extensive and well-executed restoration was carried out to the buildings. This included a large extension, a clubhouse and further landscape alterations in the Park.
- Also within the original park, though not part of the current estate, is the church of St John the Evangelist. This was built by the Calverley family in 1829 as a chapel of ease, designed by Thomas Rickman, one of the foremost Gothic Revival architects of his period. It was described at the time as “this elegant and beautiful edifice..... the graceful pinnacles... encircled as they are with flowered finials, heighten the effect.” Its landmark spire is visible above the trees from a number of viewpoints within Oulton and Woodlesford. However, the churchyard is a little overgrown and in need of some maintenance. The church is also the home to a large colony of bats.
- The original gated entrance to the estate from Leeds Road (close to the roundabout junction with Methley Lane) designed by Repton to bring visitors in past the lake, is no longer in use and the condition of its stone walls and piers is deteriorating. These gates are a significant part of the Park’s heritage and their use for banner advertising and car parking is inappropriate. Whilst there is a stone boundary wall along much of Rothwell Lane, and along Wakefield Road south of the roundabout, the boundary along Leeds Road is now defined by an inappropriate concrete fence, also in a deteriorating condition, which does not do justice to the historic and landscape importance of Oulton Park and the central part of the Oulton Conservation Area.
- The land at Oulton Park rises from the roads which border it on the east and north sides – the A642 Leeds Road/Wakefield Road and Rothwell Lane respectively – to a peak 30m higher just above Oulton Hall itself. Consequently it features in views from Oulton and Woodlesford which also rises on the other side of the Oulton Beck valley. Repton was fairly successful in screening views of the original village from the Hall which is therefore mainly hidden in views of the Park. However, from the Hall and the hillside above it there are more distant views, over the trees Repton planted, toward the east and the north.
- Within the Park the woodland areas alongside the Leeds/ Wakefield Road are designated as Leeds Nature Areas (LNA 085), whilst the ponds created by Repton are a site of ecological or geological importance (SEGI 022) and are let out for private fishing.
- Fortunately, two centuries after local people were excluded from Oulton Park following enclosure, it is now accessible again. There are permissive footpaths through the Park, though flying golf balls are a minor hazard. The Hotel is open to non-residents and the golf course is available to all on a “pay and play” basis.
- However, getting to the Park across the main Leeds-Wakefield Road is often difficult as there are no controlled pedestrian crossings.

Positive attributes

- Significant historic landscape.
- High quality historic architecture at Oulton Hall and St John's Church.
- Non-resident use of Oulton Hall.
- Pay and play golf course.
- Permissive perimeter path.
- Leisure club open to non-residents.

Action for improvement

- Consider removing or replacing the fence to the main road which detracts from the quality of the landscape it encloses.
- The original entrance gates need refurbishment.
- Seek the removal of advertising banners and car parking at original gate which are inappropriate.
- Investigate possibility of controlled crossing to get to the Park and St John's.
- Install interpretation board showing the history of the Park at the entrance.
- Replace coping stones to low stone wall along Oulton Lane.

Listed Buildings

Oulton Hall
Church of St John the Evangelist

1. View North

From the golf clubhouse with St John's spire and the houses of Oulton and Woodlesford beyond.

2. St. John the Evangelist

Gothic revival at its best. The church lies within trees at the corner of the park, with its spire visible from many places in Oulton.

3. Oulton Hall

The south facade.

4. Original gateway to Oulton Hall

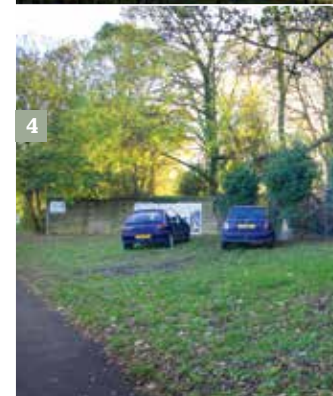
No longer used, neglected and subject to inappropriate advertising and parking.

5. View North

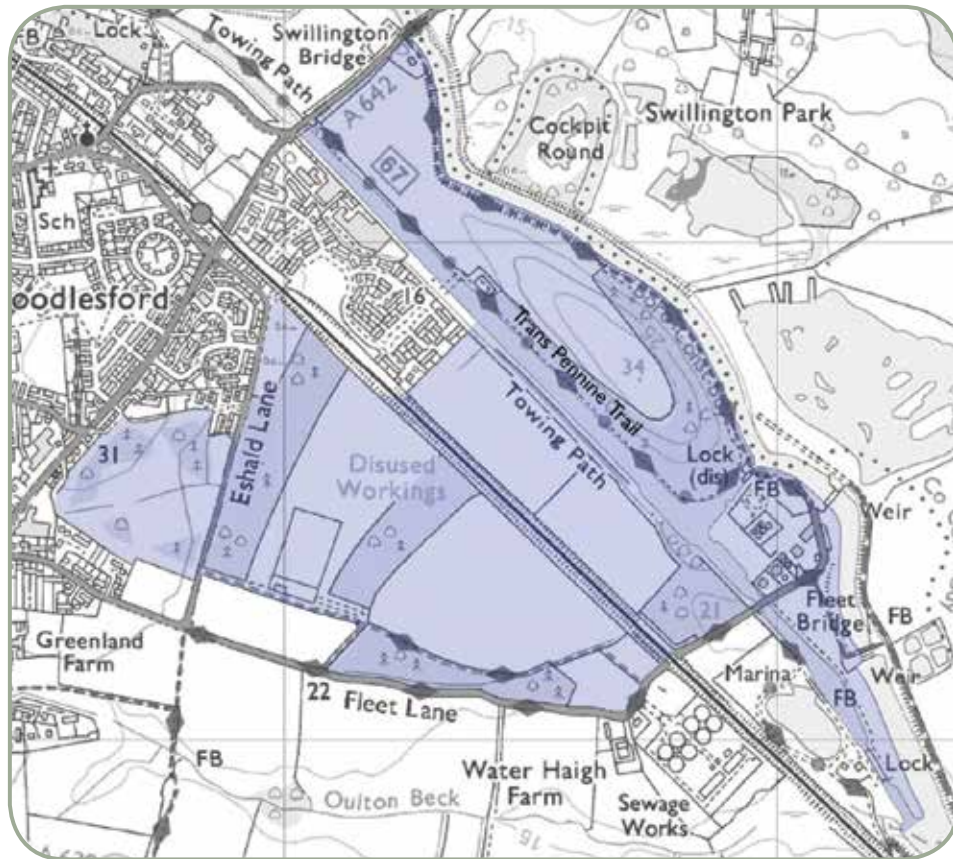
From within the park, looking across the golf course.

6. View to East

Looking across Humphey Repton's concealing trees to open countryside beyond.



Water Haigh Country Park



• Once the Water Haigh colliery and Armitage brickworks and quarry (see history of Oulton and Woodlesford), Water Haigh Park is now an attractive countryside asset close to the village but stretching across to the canal and River Aire.

• The Armitage quarry and brickworks were located north of Fleet Lane between Aberford Road and Eshald Lane and operated through most of the 19th century and well into the 20th, providing bricks for many of the houses in Woodlesford during

that period.. The Water Haigh colliery extended to the whole of the area east of Eshald Lane between Fleet Lane and the railway to which tracks were connected for transporting the coal.

- The quarry and brickworks areas were reclaimed in 1995 by Leeds City Council and are now a mix of parkland and woodland with footpath connections from Aberford Road to Eshald Lane. This is part of the Forest of Leeds project, a Leeds City Council initiative that is striving to enhance the woodlands, countryside and urban green spaces of Leeds. Tree species here include common alder, silver birch, sessile oak and corsican pine (appropriately a timber which was used to make pit props).
- Across Eshald Lane, further stands of woodland with birch, alder, oak, rowan, pine and larch were planted on the slag heap site of the colliery when it closed. This was supplemented and extended in 1995 to include the area between the railway, across the Aire and Calder Navigation to the River Aire between the Aberford/Wakefield Road in the west and the Lemonroyd Marina in the east – 97 hectares in total. The woodlands provide a habitat for a variety of birds and animals: roe deer, foxes, sparrowhawks, tawny owls, butterflies and dragonflies.
- Between two woodland areas by Fleet Lane is the West Riding County Football Association ground and headquarters, with a long, low building which fits well in the landscape and contains offices, changing

rooms and functions rooms. To the east, and well screened by woodland, are a further five pitches and small block of changing rooms built for Rothwell Juniors FC.

- The Country Park has opened up a network of footpaths providing access from the centre of the village and linking to the canal towpath where they join the the Leeds Country Way and the Trans Pennine Trail. This is also the route of the National Cycle Network which is accessible along Fleet Lane and from Aberford Road at the bridge over the canal.
- Close to where Fleet Lane goes under the railway and then crosses the canal, recreation and industry are interspersed, with a haulage depot at Water Haigh Farm, the sewage treatment works, the Lemonroyd Marina, the oil storage depot and the paths and woods of the Country Park. Lemonroyd Marina is by the recently reconstructed Lemonroyd Lock (the original having been destroyed when the River Aire wall collapsed into the St. Aidan's opencast site) which connects the canal to the river. It has berths for 85 narrowboats, river cruisers and wide-beam boats, is surrounded on three sides by trees (part of which masks the railway embankment) with the canal along the fourth side.
- Across the canal, west of the Marina is the Bayford Oil Depot, now GB Oils Ltd., part of the DCC Energy Group. There has been little attempt to screen its large cylindrical storage tanks from close views or from across the

river though the recent woodland planting screens it well in longer views from the south. It is now all that remains of what was once a large-scale industrial area to the east of Woodlesford, including the colliery, the brewery and the brickworks.

- Across the river is a Site of Ecological and Geological Importance (SEGI) at Cockpit Round and just to the east of it is Leeds Nature Area (LNA) at St Aidans north west lake which is overlooked by a bird hide.

Positive attributes

- High quality and well laid out leisure facilities including sport, cycling and walking.
- Good access to the canal and towpath with local and national footpath links.
- Pleasant countryside connections to Leeds and Castleford.
- Improved bio-diversity of flora and fauna.
- Educational resource.

Action for improvement

- Add more interpretation boards.
- Form a footpath/cyclepath connection to/from the Maltings if possible.
- Screen views of the oil depot which detracts from the otherwise rural character.
- Seek to repair and maintain the Trans Pennine Trail where it has been diverted away from its original alignment due to collapsed pilings along the banking.

1. Lemonroyd Marina

A busy mooring base with a waiting list for berths.

2. Looking east towards Eshald Lane

Mixed tree plantation in parkland.

3. Aire and Calder Navigation

The towpath forms part of the Trans-Pennine trail, the Leeds Country Way and the National Cycling Network.

4. Footpath and cycle track

The Leeds Country Way and the Trans-Pennine Trail pass through Woodlesford.

5. West Riding County FA

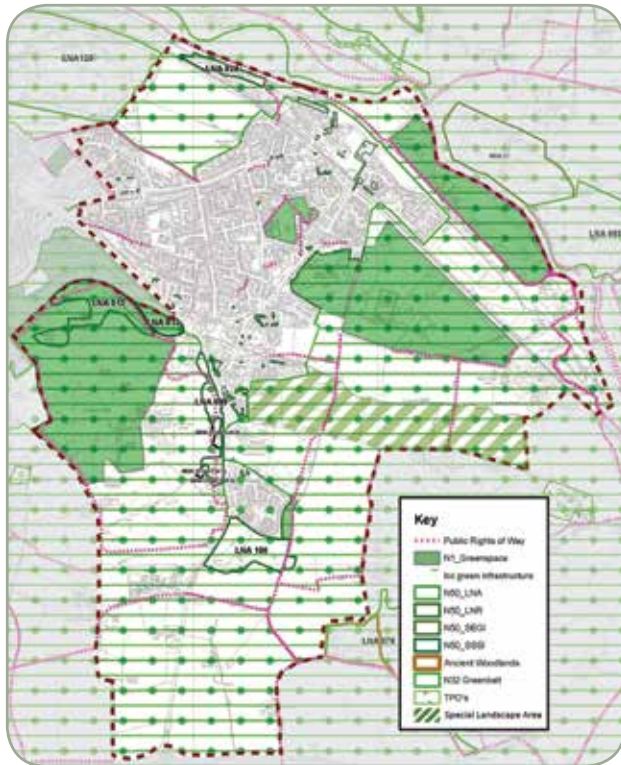
HQ and main pitch for County competitions. There are adjacent pitches for Rothwell Juniors Football Club.

6. The canal towpath

Available for walkers, anglers and cyclists.



Countryside



- Oulton and Woodlesford is surrounded on all sides by Green Belt open land with a variety of landscape character apart from a small connection to the built-up area of Rothwell at the north western corner. Oulton Park lies to the south west, the River Aire and the Aire and Calder Navigation corridor with Water Haigh Country Park to the north east, while Springhead Park and Rothwell Millennium Country Park about the area to the west and north respectively. The remainder is agricultural: to the north an arable field slopes down to the canal and to the south between Water Haigh Country Park, Oulton Park and the M62 motorway the undulating landscape is one of relatively small fields, areas of woodland and scattered buildings with the hill at Clumpcliffe a prominent feature.
- Oulton Park and Water Haigh Park, including the canal and locks are described in more detail in separate sections.
- Management schemes are being aimed at maintaining environmental character and improving access to the countryside here This is already happening through the Forest of Leeds project, of which Water Haigh Country Park is part.
- Between Oulton Beck and Methley Lane, as well as beyond Clumpcliffe Lane south to the M62, the land is designated as a Special Landscape Area where areas of pasture and small hedged fields with trees along the beck provide high scenic quality. This is part of the Leeds Green Belt which plays an important part in separating Leeds and Wakefield. There have been pressures in the past for development between junction 30 of the M62 (A642 junction) and Oulton both for industrial development and an eco-town. The Green Belt value of the area in maintaining the separation of Oulton from settlements in Wakefield as well as its landscape value will be important considerations should proposals be advanced in future. The major proposal for industrial development just south of the junction (in Wakefield MDC area) will have implications for the village.
- Woodlands at Sugar Hill plantation south of Oulton Drive, and Moss Carr Wood south of Clumpcliffe are also designated as Leeds Nature Areas (LNA 100 and LNA 78 respectively).
- There are significant views from Methley Lane to Oulton Park and the spire of St John's and also across to Oulton village and its Conservation Area both from Methley Lane over Oulton Beck and from Fleet Lane with the spire again in the background. There is an area of possible development here, the designated Protected Area of Seach (PAS) land. (see separate section). The relationship of what was the agricultural village of Oulton, protected by Conservation Area status, with its adjoining countryside is an important one, which needs to be respected and preserved should any development eventually be permitted here.
- There is a network of footpaths through this countryside, parts of which form sections of the Leeds Country Way and the Trans Pennine Trail, leading to Methley, Rothwell, and Swillington. These footpaths provide valuable access for viewing and experiencing this country landscape and its flora and fauna and they need regular management.
- Set within the countryside surrounding Oulton and Woodlesford are a number of buildings of varying quality.
 - Royds School on Pennington Lane occupies an assortment of recent buildings spread over a large area and of no great quality.
 - On the other hand, Iveridge Hall, a 19th century stone building with 17th century origins on Wakefield Road south of Pennington Lane has been carefully refurbished and is now a thriving health and fitness centre.
 - Moss Carr, south east of Iveridge Hall, is a group of farm buildings alongside a footpath linked to the Leeds Country Way and whilst mostly modern agricultural sheds, includes a three bay stone farmhouse and stone barn with a central cart bay.

Positive attributes

- Visual quality of the landscape.
- Long distance views in places.
- Footpaths and opportunities for walking.

Action for improvement

- Maintain footpaths by regular walking and management of signs, stiles, gates etc.
- Continue to restrict inappropriate development in the countryside.
- Create link across river and canal from Rothwell Country Park to Temple Newsam (funding anticipated from Coal Authority).

Buildings of interest

Iveridge Hall
Moss Carr farmhouse and barn

1. Clumpcliffe

Looking from the back of the sports centre. Rough grassland.

2. Special Landscape Area

St John's spire in the distance on the left, with Oulton Beck in the middle distance.

This Special Landscape Area is defined in the Leeds UDP under Policy N37 as an area of pasture and small hedged fields with a strong structure and visual unity.

3. Temple Newsam

Looking north from Pickpocket Lane. Arable field with long distance panoramic views across the Aire Valley.

4. Woodland path

Leading from the canal to Beechwood and Northwood Falls.

5. Oulton Village

Looking from Fleet Lane across the area defined in the UDP as a Protected Area of Search for housing land (PAS land).

6. Woodlesford

Looking from Bullerthorpe Lane south across the river and canal. The stub tower of All Saints is just visible on the brow of the hill, but was much more dramatic when it had its spire.



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 Oulton and Woodlesford 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 inappropriate development in the countryside surrounding Oulton and Woodlesford. Where development is permitted, it should be located close to existing development and should not be dominant in the landscape.
- The historic buildings in the conservation areas are of stone and brick (handmade in Oulton and local Armitage bricks in Woodlesford). Any new infill development within the conservation areas must be designed to be sensitive to its context and reflect the traditional development there by using similar forms and scale with appropriately selected materials to match those in the location and with a natural slate roof finish.

- 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 Areas and in other buildings of interest.
- Most development in the area has traditionally been one or two storeys. New development should generally be of a similar size and scale to its immediate neighbours. Outside the conservation areas and only where the location or streetscape warrants it, e.g. terminating a vista or on a prominent corner, would a taller building be appropriate. In such locations, buildings should be designed and detailed in a manner which reflects the importance of their 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 maintain the positive views and vistas of distant countryside and landmark buildings, and take advantage of them in their 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.
- Where areas of open space are created as part of a development these should have a defined positive function and be appropriately planted and maintained.
- Within the Conservation Areas boundaries alongside or visible from a road or public areas, should be constructed in coursed stone or brick to match the predominant historic material in the area. Elsewhere, boundaries alongside a road should be brick unless hedges have been the predominant boundary marker, in which case they should be provided instead of, or to supplement, walls. Timber fencing should only be considered facing a public area where it is combined with hedge planting which can take over from the fencing in time.
- 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.
- 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.



Management Plan

The following actions for improvement, supplementing those included within the document, should be carefully considered by all those undertaking alterations and maintenance, whether private or public bodies, and where and when possible included in future programmes of work:

- Repairs to streets and pavements in the area should be included within the Highway Maintenance Programme as soon as possible.
- Within the Conservation Areas, where natural stone flags, kerbs or setts have to be replaced for excavation or repair, similar natural materials should be used.
- An audit should be carried out of traffic and road signs, barriers etc with a view to reducing/consolidating them to an absolute minimum consistent with road safety, to avoid street clutter.
- Original cast iron embossed street signs should be retained and repaired if at all possible. Replacements should be similarly embossed.
- Where the original stone setts exist as road channels or junction crossings, but have been covered with tarmac, consideration should be given to removing the tarmac and restoring the setts.
- Investigate circumstances where suitable grassed areas either within the highway or public ownership should be landscaped in consultation with local residents and the local authority. This might, for example, involve tree planting in certain places, e.g. North Lane.
- Street lighting columns throughout both Conservation Areas should be painted black.
- Shopkeepers are encouraged to improve their shop fronts and signage, so that they respect the architectural qualities of the buildings they are on.
- Householders and property owners are encouraged to provide concealed bin storage areas and to keep bin storage areas and gardens clean and tidy.
- Householders and property owners are encouraged to repair and maintain external boundary walls and fences.
- Car drivers are encouraged to avoid parking vehicles on grass verges.
- Seek appropriate locations for additional recycling facilities.
- Carry out a survey of sites for additional allotments.

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 Oulton and Woodlesford 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 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 Oulton and Woodlesford area covered by this document conform to the saved policies set out in the Unitary Development Plan Review, as follows:

National Policy Planning Policy Guidance and Statements:

National Planning Policy Framework (NPPF) 2012”

Other relevant national guidance

Manual for Streets (2007)
Manual for Streets 2 (2010)

Local Policy Leeds LDF Draft Core Strategy Leeds UDP (Review) 2006

General Policies:
GP5, GP7
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
Transport:
T2, T5, T6, T7, T7A, T7B, T13, T23, T24, T27
Housing:
H3, H7, H8, H9, H11, H12, H13, H15, H15A, H18, H19, H20A
The Local Economy:
E5, E7, E16
Shopping Policies:
S2, S3, S4
Shopping Frontage Policies:

SF1, SF1B
Primary and secondary frontages:
SF7, SF8
Residual shopping areas:
SF9, SF10A
Large stores:
SF10B
Hot Food Take Aways (HFTA):
SF15
Area Based Initiatives and Regeneration:
R1, R4
Access for All:
A4
Building Design, Conservation and Landscape Design:
New buildings:
BD2, BD3, BD4, BD5
Alterations and extensions:
BD6
Shop fronts, signs, adverts and blinds:
BD7, BD8, BD9, BD10, BD11, BD12
Floodlighting:
BD14
Public art:
BD15
Conservation areas:
BC7, BC8
Landscape Design:
N23, N24, N25, LD1, LD2

Other relevant local guidance

Neighbourhoods for Living: A Guide for Residential Design in Leeds (LCC SPG 2003)
Street Design Guide (LCC SPD 2011)
Building for Tomorrow Today: Sustainable Design and Construction (LCC SPD 2011)
Oulton Conservation Area Appraisal and Management Plan
Household Design Guide (LCC SPD 2012)
Woodlesford Conservation Area Appraisal and Management Plan.

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.

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