

# **FAR HEADINGLEY, WEETWOOD & WEST PARK**



## **NEIGHBOURHOOD DESIGN STATEMENT**

## Table of Contents

Foreword.....	3
Introduction.....	4
Far Headingley - a village in the city.....	5
The Process.....	9
Defining the Character.....	10
Character Area map.....	11
Conservation Areas.....	12
Conservation Areas and Listed Buildings Map.....	13
Buildings and Uses.....	14
Access and Mobility Map.....	17
Access and Mobility.....	18
Landscape Map.....	21
Landscape and Open Space.....	22
For Better or Worse.....	25
Issues of Concern.....	27
FAR HEADINGLEY VILLAGE.....	28
CLAREMONTS.....	34
HIGHBURYS.....	38
MOOR PARKS.....	42
BECKETT'S PARK.....	45
CHURCH WOODS AND DRUMMONDS.....	50
CENTRAL PARK.....	53
WEST PARK FIELDS/BECKETT PARK.....	56
WEST PARK.....	62
WEETWOOD: HOLLINS AND WEETWOOD LANE (SOUTH).....	68
WEETWOOD: HOLLINS AND WEETWOOD LANE (NORTH).....	73
Recommendations for Improvement - Moor Road .....	79
Recommendations for Improvement - St Anne's Shops.....	80
Recommendations for Improvement - Spen Lane / Butcher Hill Shops.....	81
<b>Neighbourhood Management Plan.....</b>	<b>82</b>
<b>Guidance for Development.....</b>	<b>84</b>
Policy Status of the Design Statement.....	87
And Finally.....	88
ACKNOWLEDGEMENTS.....	89

## Foreword

The original version of the Far Headingley, Weetwood and West Park Neighbourhood Design Statement (NDS) was adopted by the Council on 28th February 2005. The NDS was a result of a number of local community groups and residents coming together to ask what local people liked about the area, how the character of the area could be defined, and how future development should continue to make the area attractive to all those who live and work here. The NDS was believed to be the first of its kind in a city environment and since its adoption has provided an invaluable source of reference for local people, Leeds City Council and developers.

The NDS Steering Group, first formed in 2003, met in April 2012 to hold a public exhibition to encourage local community groups and residents to once again come together to update and review the NDS to reflect changes in the local area, as well as planning policy and legislation, and to ensure that the NDS continued to reflect the aspirations and issues of concern of local people. The revised, updated and expanded version of the Far Headingley, Weetwood and West Park NDS is the result of two years of hard work from the NDS Steering Group and local community and represents a considerable community achievement in meeting these aims.

The NDS will sit within the Council's Local Development Framework as an adopted Supplementary Planning Document (SPD) and will continue to form a key consideration for local residents, the Council and developers. I speak on behalf of Weetwood Ward Councillors and the Inner North West Area Committee when I say that I fully support the aims and objectives of the NDS and would like to thank the NDS Steering Group and local community for their considerable efforts in producing a document which continues to reflect the aspirations of local people.

Councillor Sue Bentley



Leeds City Council welcomes this document and supports the aims of Neighbourhood Design Statements (NDS) as an expression both of the characteristics valued by local people and their aspirations in guiding new development.

The Far Headingley, Weetwood and West Park NDS represents the views of the residents of Far Headingley, Weetwood and West Park and makes recommendations for the local planning authority and developers to act upon when considering development proposals in the area.

As a result, the Far Headingley, Weetwood and West Park NDS was adopted by Leeds City Council as a Supplementary Planning Document on 1<sup>st</sup> September 2014 to provide additional planning guidance 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 guidance contained within the NDS is designed to supplement policy guidance contained within the adopted Leeds Unitary Development Plan (UDP) and emerging Local Development Framework (LDF). The recommendations of the NDS should be read in conjunction with the relevant UDP and LDF Policies accordingly.

**This is the second edition of this Design Statement. The first was adopted as Supplementary Planning Guidance by Leeds City Council in 2005. There have been changes in the neighbourhood in the interim as well as changes in legislation, but many of the aspirations and issues of concern remain. This edition was adopted on 1<sup>st</sup> September 2014 as a Supplementary Planning Document as part of the Leeds Local Development Framework.**

## Introduction

**This document sets out development guidance for eleven distinct parts of Far Headingley, bordered by the Leeds Outer Ring Road to the north, Headingley centre to the south, the west side of Beckett Park to the west and Meanwoodside to the east.**

Far Headingley, Weetwood and West Park form a distinctive neighbourhood in Leeds; it has a number of valuable attributes - historic buildings; good accessibility and high quality landscapes - but it is also subject to many threats to its character.

A Neighbourhood Design Statement builds on existing statutory planning policy to ensure that change contributes to the sustainability of the area, its heritage, its design quality, its landscape, its accessibility, its facilities and its social cohesion. This document is intended to do a number of things:

- **It is an appraisal of the existing character of the area.**
- **It will help to guide development, large and small, so that the existing character can be protected.**
- **It makes recommendations for improving and enhancing that character.**
- **It will help the local community to understand and respect the character of their area.**
- **It will inform developers of the importance local people attach to their area.**
- **It represents the views of the local community.**

Major developments, road and utility maintenance and repair, small extensions and garden alterations: all have an effect on the character of the whole neighbourhood. The Neighbourhood Design Statement is aimed at all those who are likely to make changes to the area, however large or small:

- **Developers**
- **Architects and designers**
- **Highway Engineers**
- **Householders**
- **Local businesses**
- **Statutory bodies, public authorities and public utilities**
- **Planners**

The character of the neighbourhood is defined on the next few pages, followed by a detailed appraisal of each subsidiary character area with its specific **Management Plan**. Supplementing these, an overall **Neighbourhood Management Plan** is set out on page 82 – detailing proposals which apply across the whole neighbourhood. This combined Management Plan includes actions which could be carried out now or in the future as funds and programmes allow. These are things we would like to see happen, and we will be encouraging both the public and private sectors to do whatever they can to achieve them.

**Guidance for Development** is set out on page 84 – specifically aimed at current and future development to ensure that all development contributes to the protection and enhancement of the character of this area.

## Far Headingley - a village in the city

The nucleus of **Far Headingley Village** was built on Headingley Moor after its "inclosure" by statute in 1829 when Cottage Road and Moor Road were formally laid out, and individual building plots were offered for sale at auction. By the mid 19th century it had become a sizeable rural settlement, north of Headingley, on the way from Leeds to Otley, the focal point being The Three Horseshoes Inn and horse tram terminus, at the junction of the road to Adel, now Weetwood Lane.

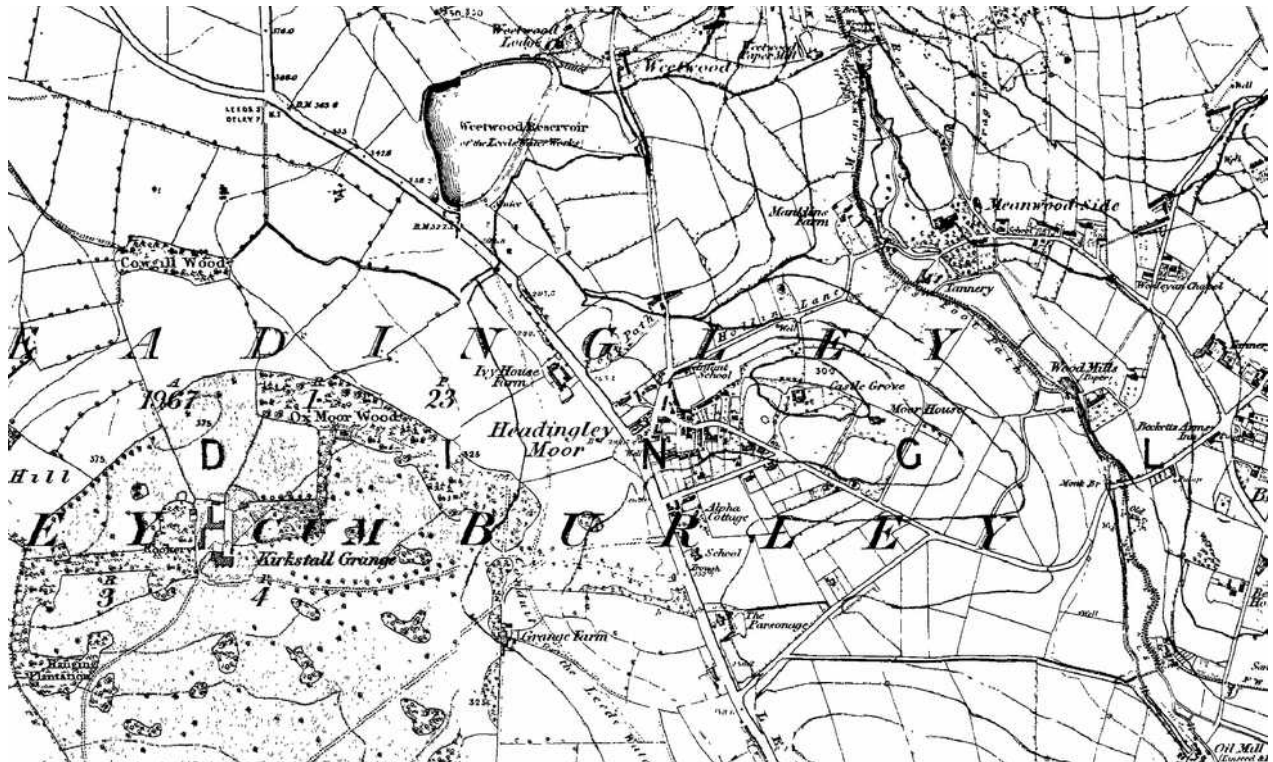


*from John Tuke's map of Leeds 1781.*

*Headingley Moor is in the lower centre and the Otley Road turnpike follows the route of Spen Road.*

In 1868 Far Headingley became a separate parish with the consecration of St Chad's Church in the wooded grounds of Kirkstall Grange, the private estate of the Beckett family (wealthy Leeds bankers and church patrons) which extended along the entire west side of the Otley Road.





1850 Ordnance Survey map

Development has taken place on Headingley Moor, Beckett's Park has been laid out and Otley Road re-aligned



St Chad's, built 1868 - an Edwardian postcard view



New Grange  
(now Kirkstall Grange) built 1752  
(undated photo © Leodis)

The pattern of development west of Otley Road, consequently, owes its form to the sequence of sales which began in the 1890s when land owned by the Cardigan Estate was sold. The fashionable "Arts and Crafts" style homesteads of Edwardian **West Park** were built at this time, north of the Water Board's 1905 filter beds, which closed nearly 90 years later and now form the site of **Central Park**. The rectilinear **Church Woods and Drummonds** were built in the 1920s, and the concentric streets of the **Beckett's Park** estate south of St Chad's date from the 1930s. Kirkstall Grange itself became a teacher training college and is now the Leeds Met University Headingley Campus, while land bought or leased by Leeds Corporation for public recreation remains open parkland - **Beckett Park and West Park Fields**.



1909 OS map

*Villas have been built in Weetwood and the development of West Park has started*

To the east of Otley Road, by 1900 the cluster of early cottage housing, shops and businesses around Cottage Road had expanded to include elegant mid-to-late Victorian terraces to the south, the **Claremonts**, and large imposing stone and brick villas facing Otley Road from Shaw Lane to the Reservoir site. Further north, along the road to Adel, the well-wooded **Weetwood** estate had been sold in large portions for opulent mansion houses, several of which became University Halls of Residence after the Great War. The City acquired The Hollies park in the 1920s and from the mid 20th century more housing development took place including the **Foxhills** within the grounds of Foxhill.

Between Weetwood and the village, the fields and slopes of the **Hollins** and the southern part of Weetwood



Lane were filled with inter- and post-war housing. On Moor Road, Victorian villa grounds were developed from the 1900s to form the **Moor Parks**. By contrast, the industrial terraced housing of the **Highburys**, built in the 1870s to accommodate mill workers, still remains.



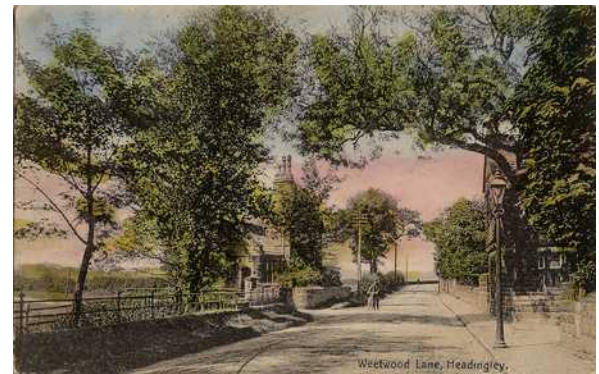
*Horse Tram outside the Woodman, Otley Road c1899*



*Shops, West Park 1913*



*The Hollies 1920 (photo © Leodis)*



*Weetwood Lane – an Edwardian postcard view*

Far Headingley has evolved through a process of continual change, and will continue to evolve. This has created its own problems: there are examples of poor design, there is a gradual loss of green space, there is traffic congestion and road danger, and there is a change in the social structure. However the basic quality, which such problems are in danger of eroding, is one of a robust landscape structure, good accessibility and a strong design tradition.

**This document is not intended to prevent all change, but to ensure that it happens in a manner which works to the area's benefit rather than detriment. The area is an attractive one to live in, due to the quality of its buildings and landscapes, good access to parks, nearby open spaces, the city centre and surrounding countryside. The distinctive character of the area is an attractive variety - the result of evolving urban design that has reflected the best of each period, while respecting that of the past. We wish this to continue.**



## The Process

The first version of the Neighbourhood Design Statement commenced in April 2003 with a public meeting, attended by over 100 people which endorsed its creation. The proposal was supported by local ward councillors through the Community Involvement Team, with a grant towards costs.

Nine years on, this revised version of the Neighbourhood Design Statement brings the document up to date. Many of the concerns remain the same: Increasing development pressures, loss of landscape, the changing residential population and patterns of traffic movement all threaten the character of Far Headingley. But there have been changes and the revised and updated Neighbourhood Design Statement is a recognition of that.

The original version was produced following a lengthy consultation and community involvement exercise.

Teams of volunteers delivered questionnaires to every household, resulting in over 1000 returns, a 25% response. A similar questionnaire was completed by pupils at Weetwood Primary School. Residents were asked what they felt was important about the area and how it could be improved, and views were sought on topics such as safety, transport, the effects of a large student population, green space and facilities. Many issues were raised, and these are outlined on page 23.

Two full-day workshops were held in May and November 2003, during which over 80 people examined the area in detail, taking some 300 photographs. With the assistance of a professional urban design consultant, they analysed the area's characteristics, its merits and its shortcomings, and drew up ideas for improvement. Separate character areas were identified making up the neighbourhood, and these were defined and mapped.

In January and February 2004, small house groups were formed in each of the character areas, and they met individually to work on the preparation of statements for their particular area.

Following an exhibition of the proposals at various locations in early 2004 the original document was endorsed by Leeds City Council as Supplementary Planning Guidance in February 2005.

Since then, the planning system has changed and the Neighbourhood Design Statement will become a Supplementary Planning Document under the new Local Development Framework system. The revisions have been put together as a result of further analysis and revisions undertaken by members of the community living in the character areas and an additional character area covering Beckett Park and West Park Playing Fields has been added. An exhibition of the draft was held in April 2012 whereupon further revisions based on comments received has resulted in the present revised version being adopted as a Supplementary Planning Document on 1<sup>st</sup> September 2014

## **Defining the Character**

The character of the neighbourhood is an amalgamation of many things – its history, location and geography, houses and gardens, landscapes and spaces, footpaths and roads, local facilities and amenities, and above all its people. This Design Statement is primarily concerned with the area's physical character, but that character provides the foundations of Far Headingley as an attractive place to live, and its social cohesion as a long-established family neighbourhood.

The workshop days were aimed at defining that character in order to provide a basis from which any new development should take its inspiration. Through the process, residents themselves were able to appreciate aspects of the environment normally taken for granted.

The analysis which residents carried out was categorised into three main themes:

### **Buildings and Uses**

### **Open Spaces and Landscape**

### **Access and Mobility**

Although the whole neighbourhood shares a number of characteristics and although some features (e.g. St. Chad's Church) have an influence on many parts, the analysis nevertheless identified distinct areas each with its own individuality, separately definable character and specific possibilities for improvement:

### **Far Headingley Village**

#### **Claremonts**

#### **Highburys**

#### **Moor Parks**

#### **Beckett's Park**

#### **West Park Fields and Beckett Park**

#### **Church Woods and Drummonds**

#### **Central Park**

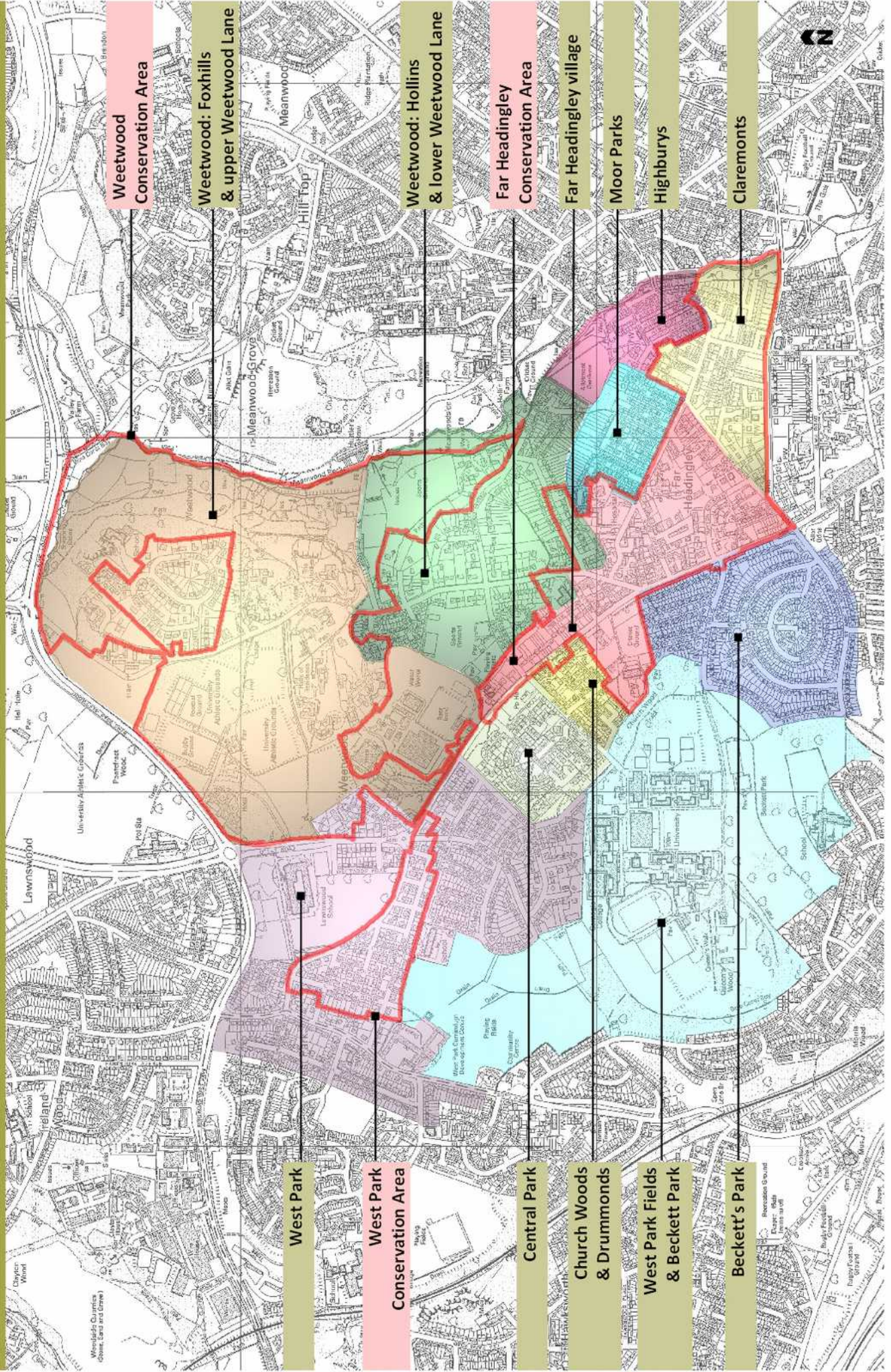
#### **West Park**

#### **Hollins and lower Weetwood Lane**

#### **Foxhills and upper Weetwood Lane**



# Character Areas





## **Conservation Areas**

The area covered by this Design Statement includes three designated conservation areas. Far Headingley, West Park, and Weetwood. Meanwoodside Conservation Area abuts the east of the area, and Headingley Conservation Area abuts the south.

Conservation Areas are those parts of the Leeds district which are considered to have "special architectural or historic interest, the character of which it is desirable to preserve or enhance" and are given protection through the planning system. Conservation Area Appraisals have been carried out for all three areas and these should be referred to as well as this Design Statement.

### **Weetwood Conservation Area**

Weetwood Conservation Area lies to the north of Far Headingley extending from Meanwood Beck in the east to Otley Road in the west. The Conservation Area was formerly part of Meanwoodside Conservation Area, designated in 1972 and extended in 1986, and was adopted as a separate entity in 2010, when a Conservation Appraisal and Management Plan were also produced.

### **Far Headingley Conservation Area**

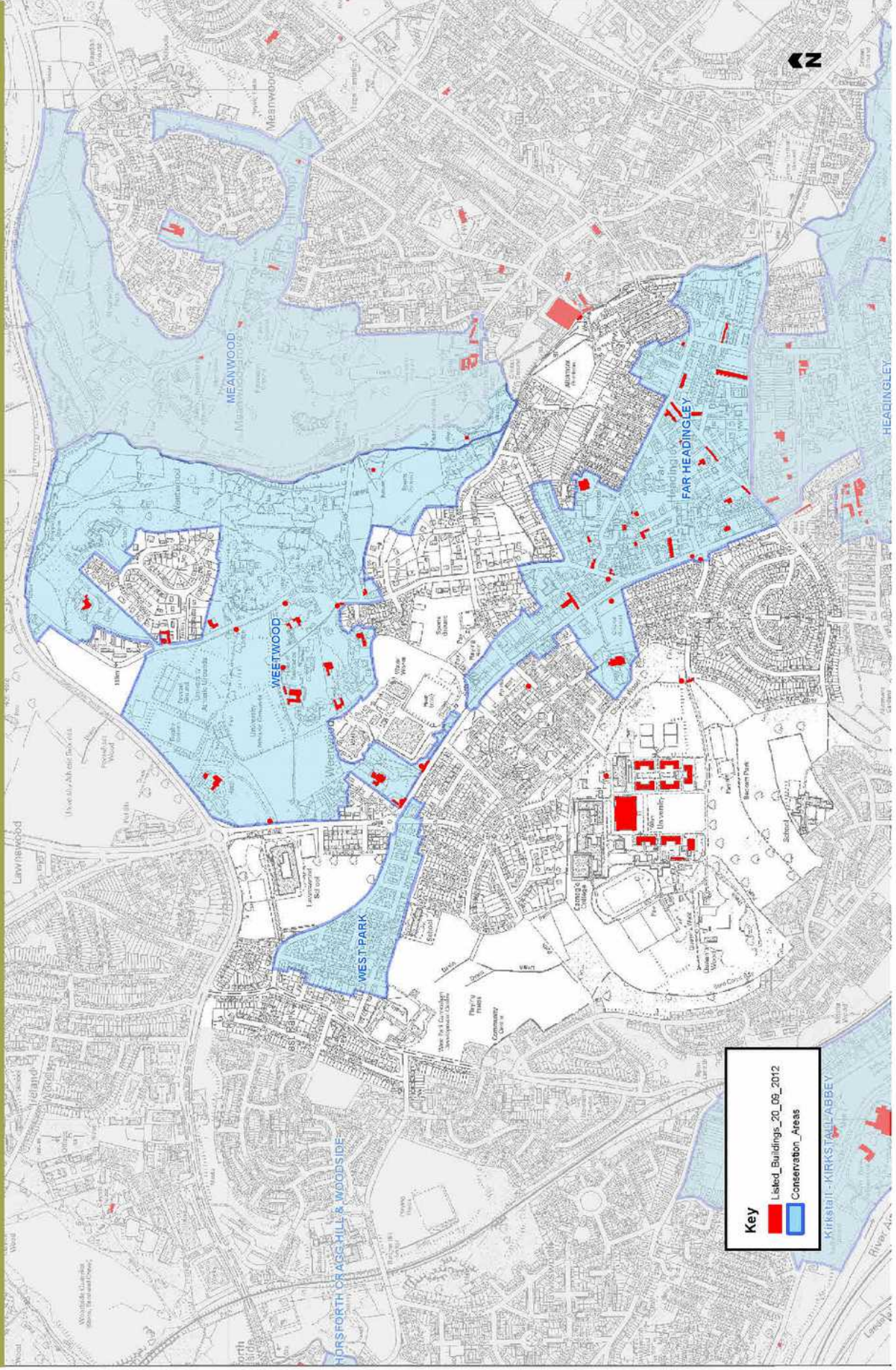
Through the first version of this Design Statement, the City Council's Development Department split off that part of the Headingley Conservation Area lying north of Grove Lane, extending the boundaries of this section and re-designating it as the Far Headingley Conservation Area. The previous boundaries were fixed in 1984 following the amalgamation of several smaller conservation areas, the first of which was the Cottage Road Conservation Area (1972) covering much of the historic centre of Far Headingley. The new Far Headingley Conservation Area with its Appraisal and Management Plan was adopted in 2008.

### **West Park Conservation Area**

The Conservation Area in West Park was proposed by the first edition of this Design Statement and covers the historic core of West Park, i.e. those properties which comprised the first phase of "Arts and Crafts" development and are shown on the 1908 OS map. The West Park Conservation Area, with its Appraisal and Management Plan was adopted in 2008.



# Conservation Areas and Listed Buildings



**Key**

- Listed\_Buildings\_20\_09\_2012
- Conservation\_Areas

## **Buildings and Uses**

### **Historic Styles**

The design of buildings in the area – their form, materials and details – owes more to their age than their location.

The few 18<sup>th</sup> century cottages in Far Headingley Village are stone built and reflect the simplicity of balance, proportion and detail that are representative of the Georgian vernacular. Most Victorian buildings from the terraces around the Claremonts to the grander villas and their lodges in Weetwood are also stone but with increasingly complex forms and detailing through the course of that more exuberant period

By the end of the 19<sup>th</sup> century the use of red brick was increasing, with terraces at the Highburys and ribbon development along Otley Road. After the turn of the century, the Edwardian period saw brick and render taking precedence with the construction of individual “Arts and Crafts” style houses in the prevalent garden suburb fashion at West Park. The 1920s and 30s saw another phase of enlargement, with the estates at Beckett’s Park, the Hollins, the Moor Parks, West Park and the Church Woods / Drummonds, where brick and stone complement the predominant use of render. Most recent development, with the exception of the large estate at Central Park, is infill; some examples relate better to their context than others.

### **Features**

Most buildings follow the tradition of pitched roofs which suit the climate. Over the years, stone flags have given way to slate, then to plain clay tiles and more recently to less attractive concrete tiles both for new development and roof replacements.

Dormers have become more common, often inserted into roofs with little regard for the integrity of the original design, which they now dominate to its detriment. Where they form part of that original design they are small by comparison with the roof as a whole. Chimneys are an important feature of most buildings - though rare on new buildings in this centrally-heated age - and indeed are an integral part of most Victorian architecture.

Windows also play an important part of the design of houses, whether they are carefully proportioned sashes or wide curving bays. It is important to respect original materials and proportions especially in Conservation Areas.

### **Land Use**

Publicly accessible green space adjoins the whole neighbourhood to east and west and helps to give it its distinctive identity. The centre of Far Headingley is defined by its shops, its pubs, its cinema and St Chad’s Church and this area acts as a local centre for the whole neighbourhood. There is also a wider clientèle for many of these facilities: Cottage Road Cinema attracts people from across the city, many of the shops cater for passing trade

from motorists passing through and the three pubs form part of the “Otley Run”, an increasingly popular pub crawl which can have a disruptive effect on the local area.

For the most part these facilities are housed in older properties traditional to the area, but some later developments are less harmonious visually, though they serve important community functions. Further shops are located at the entrances to West Park, both on Otley Road and Spen Lane, the former being particularly striking in design.

To the west of the area, the campus of Leeds Met university is housed in the group of “Wrenaissance” style buildings constructed in the grounds of Kirkstall Grange. Further, less decorative, development has also taken place on the campus, which has become a major focus for part of the University's activities.

Most residential development is in the form of family houses, and this has helped to form the character of the area today, with clearly defined houses and landscaped gardens. Several of the larger Victorian properties have changed their use to University Halls of Residence or individual flats. Many family houses have been altered to houses in multiple occupation. This was having an adverse effect on both the social and the visual character of the neighbourhood, resulting in a more limited range of retail provision and poor property maintenance. Gardens lost to car parking and out-of-proportion extensions are other symptoms though these are exhibited by single household properties as well. The recently adopted Article 4 Direction which controls changes of use to HMOs through planning applications has helped and is supported by local resident groups.

**Listed Buildings and other positive buildings of interest.**

There are many listed buildings in the area. These are designated heritage assets of particular architectural and historic quality. There are many other buildings of interest in the area which also make a positive contribution to the character of the area and these non-designated heritage assets (as described in the National Planning Policy Framework), along with listed buildings, are identified in each character area, both on the individual maps and in the lists within each character area description.





*A number of different architectural styles are exhibited in the area as a whole, but they share a common language of proportion, rhythm and harmony*



*It is the care and attention to small details that help to give character to a building*

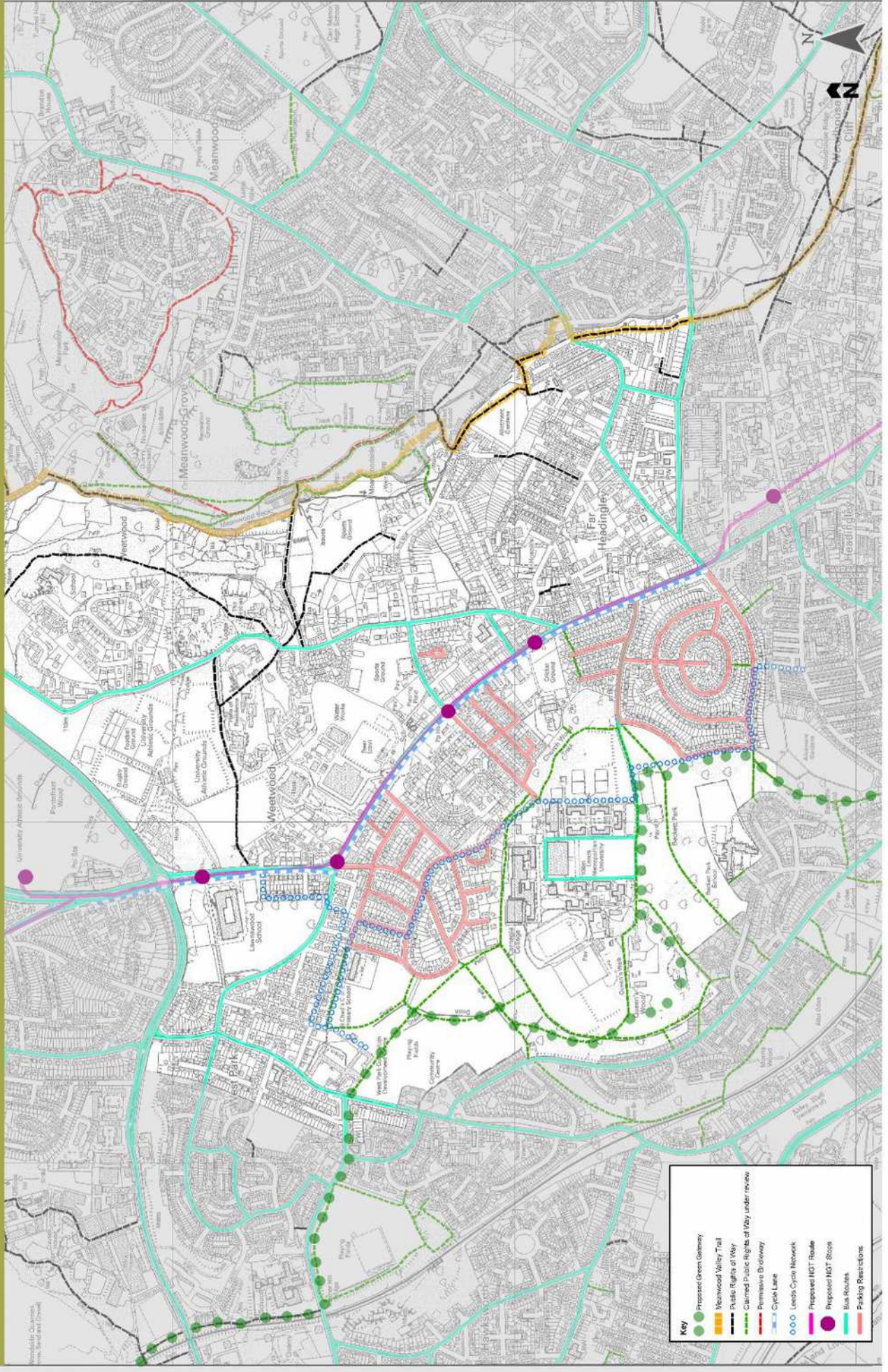


*Well-proportioned replacement windows and side garage Beckett's Park Drive. The window designs of these 1930s houses are just as important a part of their overall character as the materials and roof form and should be respected when alterations are carried out*

## **BUILDINGS**



# Access and Mobility



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## Access and Mobility

One of the attractions of living in the area is its good access both to the city centre and to the countryside to the north. But there is increasing pressure from volumes of traffic, congestion and intrusive parking.

### The Problems

The Otley Road (A660) is a heavily used key strategic radial route to the city centre, served by frequent bus services both to the city and to neighbouring towns, and bisects the NDS area, limiting easy pedestrian movement between neighbourhoods on either side. Otley Road is also an attractive and historic route in this location, passing through or alongside the three conservation areas, Weetwood, West Park and Far Headingley. The road provides direct access to residential, retail and business properties either side; serves adjoining residential roads, many of which have no alternative access; and caters for much of the movement between the different character areas for all modes – walking, cycling and vehicles. Otley Road is characterised by a varied mix of attractive period buildings, stone walls, mature trees, generous grass verges, and wide footpaths, and its unique character must be respected. The road forms part of the proposed route for the New Generation Transport trolleybus service (NGT). As well as safeguarding and enhancing the important function of Otley Road as a key strategic route into the city from the north, the design of the NGT proposals must recognise the important function of Otley Road in distributing local vehicles, cycles and pedestrians around the area and should respect the character of the three Conservation Areas affected.

Weetwood Lane is a valued local link and bus route but carries high levels of commuter traffic which may increase as planned residential developments further out are realised. Its width and alignment make it less suitable for the role than Otley Road. Moor Road, Shaw Lane and Monk Bridge Road link the area to Meanwood, and also carry high levels of traffic.

Despite some cycle lanes, cycling on these major roads can be daunting. Walking on some of the narrow footways beside these busy roads also feels hazardous, and crossing them is difficult and inconvenient. The southern part of Moor Road is excessively wide which also tends to encourage higher speeds.

Roads generally serve the residential areas via closed loops and grids with only the occasional cul-de-sac. Some have problems with excessive parking, due to increasing numbers of commuters parking just beyond the parking control areas, the proximity of the Headingley Campus, or simply to the lack of off-street space, so that the appearance is spoilt by cars on verges, or filling the streets.

### The Assets

The permeability of the area to movement is particularly valuable for pedestrian movement. Several paths and



rights of way exist, linking places in surprising ways. These are generally unmarked, though well used. Various paths and bridleways link together to form the Meanwood Trail which brings the countryside in to the city. The Trail, which crosses Meanwood Beck at Monk Bridge Road, is part of the mediaeval track linking Fountains and Kirkstall Abbeys and now links to the Dales Way path leading to Windermere.

The walking buses for children at local schools help to reduce traffic use and increase safety. The *Safe Routes to School: The Walking Bus scheme* encourages a group, or "bus", of children to walk from home to school with at least two adults, usually parents who share the supervisory duties. Children are collected from specific points, or "stops" along the route at specified times. Children wear fluorescent jackets and are instructed in traffic awareness. There are walking buses to two schools in the area - St Chad's Primary in West Park and Weetwood Primary on Weetwood Lane.

A number of streets in Beckett's Park, the Church Woods and Drummonds, Central Park and West Park (including Hollin Gardens) are now designated as residents' permit parking only and consideration should be given to extending this scheme. Pedestrians and cyclists would also benefit from 20mph speed restrictions within residential areas.

Cycling is a real option for many residents and could be better encouraged through good highway and junction design. There is a cycle lane outbound on Otley Road, with a combined bus and cycle lane inbound, although this is not of adequate width to allow buses to pass cyclists without crossing into the general running lane. An alternative cycle route between West Park and the city centre has been developed by the City Council with Sustrans. Part of this is off-road through Beckett Park .

Public transport is readily available though often restricted by traffic congestion on the main routes through the area.

Though improvement is necessary in parts, the area's network of looped roads and footpaths makes it both safe and pleasant to walk around, both for leisure and to get somewhere: this is a walking community!

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The West Yorkshire Local Transport Plan 2011-2026 "My Journey" Strategy has three key objectives:

- Economy. To improve connectivity to support economic activity and growth in West Yorkshire and the Leeds City Region.
  - Low-Carbon. To make substantial progress towards a low carbon, sustainable transport system for West Yorkshire, while recognising transport's contribution to national carbon reduction plans.
  - Quality of Life. To enhance the quality of life of people living in, working in and visiting West Yorkshire.
-



*Otley Road's character of mature trees and localised wide verges needs to be fully considered within the design process of the trolleybus (NGT)*



*There are a number of connecting footpaths in the area, some in better condition than others*

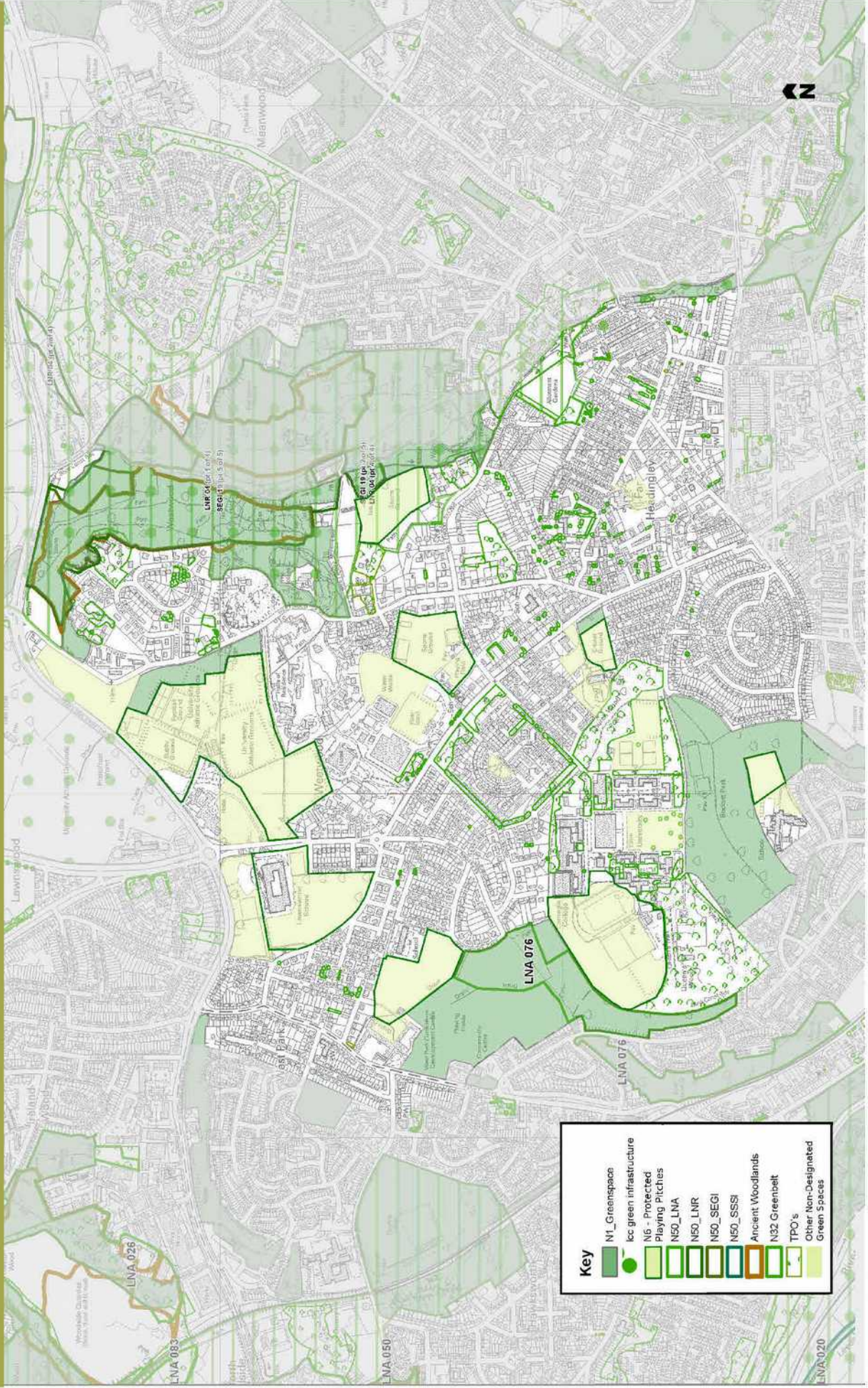


*Parking on roads not designed for large numbers of cars presents many problems, with cars often straddling kerbs and verges. Where space allows, many front gardens are being paved over. Where this does take place, boundary planting should be retained. The surface should be porous or allow water to drain to a soft landscape area within the site to prevent surface water run-off into the street or public sewer. This is one of the better examples of how it can be done*

## Access and Mobility



# Landscape



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## **Landscape and Open Space**

### **Landscape structure**

The area forms part of a spur of land formed from the underlying coal measures rock which slopes down toward the city centre between the valleys of the River Aire (Kirkstall Valley) to the west and Meanwood Beck (Meanwood Valley) to the east. An essential characteristic of the neighbourhood as a whole is its relationship to the major green spaces: to the east the steep valley of Meanwoodside and to the west Beckett Park/West Park Fields with its higher vantage points providing views over the wider Kirkstall Valley, Headingley and Horsforth. These spaces, part of Leeds' Green Infrastructure, an integrated network of green spaces and corridors, are augmented by the soft landscape structure, including garden and street trees, which overlies the built form of the rest of the area and its hard landscape of boundary walls, stone paving and kerbs. The area is included within the NW Leeds Country Park and Green Gateways Project which will improve pedestrian links between the green spaces in the area and the open countryside towards Otley. A circular 'gateway' pedestrian route will pass through Beckett's Park, the Headingley Campus and West Park Fields on its way to Horsforth with subsidiary links to the adjoining residential areas, interpretation boards and way-marking. It is also proposed to improve the quality of the individual green spaces themselves.

### **Major open spaces**

Beckett Park, including the Headingley campus and the West Park Fields, forms part of the neighbourhood on the west and is parkland in character: trees, grass and open views over the Kirkstall valley toward which it slopes. The east is defined by the equally accessible valley of the Meanwood Beck. Meanwoodside, mostly to the east of the beck, has open meadow, woodland and the paths of the Valley Trail. The Hollies park on the western slopes runs from the Ring Road south to the Weetwood Mill Lane and has hidden terraces of rhododendron walks with a more formal area of unusual trees and exotic shrubs. School and University sports fields off Weetwood Lane, Glen Road, Lawnswood, and Northolme Avenue add to the open character in the northern part of the area. Some are not openly accessible but continued public access to and through those that are is important. These spaces are supplemented by the rural quality of the outer ring road with the result that the built-up part of the neighbourhood, on its gentle slope down toward Headingley, is well defined by green space on three sides.

The allotments (for which there is a long waiting list) and the former Highbury Cricket Club field between Hollin Drive and the Tanneries are also valued, though the old cricket field needs a new use to improve its current untidy appearance. The Meanwood Trail, part of a link to the Dalesway, runs through the north-eastern edge of the area past these spaces, linking Woodhouse Ridge through Meanwoodside to Adel and Golden Acre. The grounds of St Chad's on Otley Road create a welcome green space in the centre of the area and much of the west side of Otley Road itself with its wide, tree-planted verges is a significant landscape corridor.

Many essential improvements could be carried out to these green areas through developer contributions and



other sources directed by the City Council's Parks and Green Spaces Strategy - better access, improved community facilities including play areas and seats, protection from joyriders, and more attractive boundary treatments. The Headingley Community Orchard activity is already making improvements in certain areas (e.g. by the War Memorial on Otley Road).

### **Flora and Fauna**

Part of West Park Fields and Queens Wood is designated as a Leeds Nature Area, and Meanwood Valley is both a Local Nature Reserve and a Site of Ecological and Geological Importance. These are ecologically sensitive, and all the extensive green areas and corridors in the neighbourhood provide an important habitat for wildlife, including the trees, gardens and hedgerows within the built up area. Meanwood Valley particularly has a rich and contrasting landscape with areas of ancient broadleaf and mixed woodland, bogs, heaths, grassland, becks and a pond with stone loaches and bullhead fish, frogs, toads and newts. There are extensive Tree Preservation Orders throughout the area. In places, grass areas are over-managed by regular cutting to give a close mown appearance, thus restricting the opportunities for insect and bird habitats.

### **Connections and incidental landscape**

The areas of green space are well connected by the neighbourhood's network of footpaths with their varied character - some narrow between high stone walls, some wider through woodland and field edges. The quality of the surface and boundaries to these routes varies, and here too improvements could be carried out. The design of roads is equally varied: some straight and wide tree-lined avenues, some narrow and winding, some gently curving. Original stone paving materials (where they remain), grass verged footways, stone boundary walls, the many front gardens and the trees within both front and rear gardens are all important assets in the neighbourhood, as are certain areas of hard landscape such as the triangle by the Three Horseshoes and the pedestrian promenade in front of the West Park shops. The re-use or replacement of original stone materials and the replanting of street trees wherever they are removed is a vital requirement for the maintenance of the area's character.

There are also areas of green space which are neglected and/or untidy. They too are a valuable asset but would become even more valued if enhanced and well-managed, and their neglect should not be an automatic reason for development.

### **Tree Management**

Whilst the whole area is characterised by its extensive tree cover, many of these trees are over-mature and a systematic programme of succession planting is now required throughout the area. Many trees are subject to Tree Preservation Orders and all trees over 75mm stem diameter in conservation areas are also protected against felling or pruning unless six weeks notice is given to the Council.



*Beckett Park, originally the grounds of Kirkstall Grange, provides open spaces and extensive views*



*The Hollies (near left) has a network of intimate walks on the side of the Meanwood Valley*



*Allotments (far left) near the Highburys, provide productive open space*



*Within the built-up area, garden and street trees make an important contribution to the character of the area (far left and left, Moor Road)*



*Stone walls are also an important feature and areas of stone sett paving, though few in number, provide texture and contrast at ground level (left, Back Heatherfield Terrace)*

## LANDSCAPE





*“Where a change of scale, details and materials together create too great a departure from those prevalent in the area, as in the instances on the left, it disrupts the character of the area. The infill development shown above uses the area's characteristic forms and details to create a harmonious result*

### For Better or Worse



*Many dormers, such as those on the left, have been built out of scale with their host building, resulting in awkward and uncharacteristic forms. The original dormers shown above are subservient to the main roof and leave the main roof as the dominant form*



### For Better or Worse



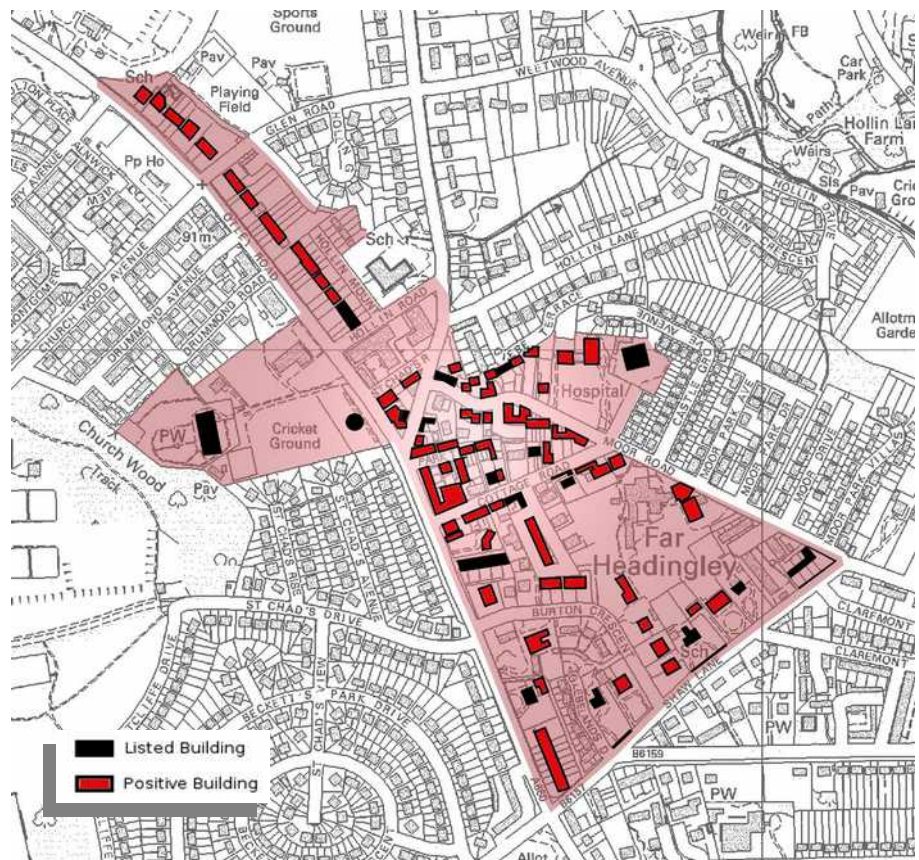
## Issues of Concern

A number of issues have emerged through the process of preparing this statement. The following generally apply to the whole area and have been addressed in the Guidance for Development and the Management Plan:

- ◆ The effect on the environment of a predominantly student population, both resident and visiting the Leeds Met campus, is a major concern in some areas, particularly those areas closest to central Headingley:
  - ◆ Many family houses have been converted to houses in multiple occupation, other shared housing such as grouped bedsits, or flats with consequent displacement of families, and less care is inevitably given to appearance, maintenance and general upkeep
  - ◆ Noise and anti-social behaviour from late night and daytime activities and events (not restricted to student activity) can be disturbing to local residents
  - ◆ There is a shift in retail provision away from domestic goods and services
- ◆ The level of traffic on Otley Road and Weetwood Lane continues at a high level and the balance between the needs of vehicles on the one hand and cyclists and pedestrians on the other is weighted too far towards vehicles:
  - ◆ Pedestrian mobility needs to be given a higher priority in traffic management thinking. Footpaths and ginnels are a feature of the area, but are often poorly lit and maintained
  - ◆ The provision of a pedestrian crossing is currently being investigated on Otley Road (near the junction with St Chad's Drive), where pedestrians (including large numbers of students from the Headingley Campus) cross to the bus stop
  - ◆ Cycling is being encouraged by the development of cycle routes in Beckett Park and Meanwood Park, but the provision of adequate cycle lanes in the streets is at least partly dependent on solving parking problems and improving highway design
  - ◆ Commuter parking in areas adjoining the parking permit zones is growing
  - ◆ Parking on narrow roads and where there is limited off-street parking leads to kerb straddling, damage to verges and obstruction to pedestrians, particularly the "walking bus", those with pushchairs and wheelchair users
- ◆ There is a continuing threat to the character of the area by over-intensive and inappropriately designed developments, large and small:
  - ◆ Extensions to houses to accommodate additional bedrooms, including large dormers, alter the scale and form of traditional housing styles
  - ◆ Front gardens have been paved over for parking, increasing flood risk where paving is not porous, but also reducing the extent of landscape features which are an important characteristic of the whole area
- ◆ The public realm – highways, footpaths and greenspace - and areas of private land visible from it make a vital contribution to the character of the area, but that value is often unappreciated:
  - ◆ There is a potential for the loss of ageing trees with no plan for succession planting
  - ◆ Road signs in the area are poorly maintained, often point in the wrong direction, and could easily be more consistently designed and consolidated onto fewer posts. To let signs are often semi-permanent contrary to the relevant national regulations and the local Letting Board Code. Graffiti are a problem in certain locations throughout the area and, until tackled at source, requires more frequent cleaning up
  - ◆ Between collections, wheelie bins are often left in the street or prominently in front gardens



## FAR HEADINGLEY VILLAGE



### History of the area

Until 1829, the land bounded by Otley Road, Shaw Lane and Hollin Lane and extending down to Meanwood Beck was common land, Headingley Moor. Even in the late 18<sup>th</sup> century, however, there were a few houses which had encroached onto the Moor but it was after its enclosure in 1829-1834 by Lord Cardigan that development of what is now Far Headingley Village started in earnest. This was a prime location at the junction of Otley Road and Weetwood Lane which was extended further by the construction of Moor Road and Cottage Road to connect to the east across Meanwood Beck via Monk Bridge Road. Within the next twenty years, most of the core of the village had been built, by a variety of occupiers and speculators to suit a variety of pockets. Small cottages and gentlemen's residences were juxtaposed, with larger villas on either side of Moor Road including Moorfield Lodge and Moor Grange (latterly part of Leeds University's Tetley Hall). Part of the Moor had been occupied by the Headingley Parsonage (Holly Dene) and glebelands since 1770, separating Far Headingley from Headingley itself. When this land was eventually sold in 1874, Burton Crescent was built, and the remainder of the land between Cottage Road and Shaw Lane was gradually infilled with a further variety of terraces with larger villas along Shaw Lane. In the same period up to the turn of the twentieth century, terraces and villas also extended up Otley Road to the north. The central part of this area around Cottage Road was designated a conservation area in

1972 – one of the first in Leeds – following a successful local campaign against proposals to demolish many of the properties there as “unfit”. The conservation area was extended in 2008 following proposals set out in the first edition of this Neighbourhood Design Statement

### **Character of the area**

The centre of Far Headingley owes its pattern of development to the piecemeal way in which Headingley Moor was divided and developed during the nineteenth century. The curvilinear older northern part of Moor Road contrasts with the straight southern part, which itself is set at an angle to Otley Road and Cottage Road. This configuration, together with the original mix of development plots, has led to a varied orientation of buildings in parts and some delightful vistas, particularly 23-35 Cottage Road and Ellis Terrace. It has also resulted in the distinctive character of the east side of Otley Road itself with its wide variety of building sizes, types and orientations and positions. To the north, along the east side of Otley Road, large terraces and villas are set back from the road with a generous but regular building line. Many of the original gardens have been converted to car parking but there are a number of mature trees along the front boundaries. Development between the main roads is located around short streets and courts and culs-de-sac, creating small and distinctive groups.

St Chad’s Church, west of Otley Road, dominates the whole area and together with its spacious and attractive grounds creates a focus for the village centre of Far Headingley. As a counterpoint, at the junction of Otley Road and Weetwood Lane, the Three Horseshoes pub marks the commercial centre of the village. Local shops and other small businesses extend from Cottage Road to Glen Road offering a broad mix of goods and services including two further pubs, in a variety of premises which reflect the past development of different sized plots.

In spite of some modern intrusion, buildings in this area are predominately 18<sup>th</sup> and 19<sup>th</sup> century residential properties, ranging from large houses (mainly in the southern part) to terraces (large and small) and small cottages. Typically these are two-storey, of coursed sawn or chisel-faced millstone grit, with pitched slate roofs, terracotta chimneys and timber-framed sash windows. The later, larger houses often have a wealth of detail, in the stonework, chimneys, windows and timberwork.

With the exception of St Chad’s Church grounds and the former car park in Cottage Road, open space is only provided by a permissive route through the grounds of Tetley Hall between Moor Road and Burton Crescent (which should be maintained as part of the proposed development there) and by the private gardens in the area. These (often generous) plots, along with their many superb mature trees, and the setting-back from the road of south-facing properties (e.g. on the north side of Cottage Road) combine to offer spacious vistas and well-proportioned silhouettes. These make a valuable contribution to the sense of spaciousness and the village ‘feel’ of the area.

The stone boundary walls edging streets and ginnels (e.g. Cottage Road to Mansfield Place and Heathfield Terrace to Burton Crescent) are characteristic of the area, as are the Yorkshire stone paving and setts.

### Key positive characteristics

- Stone buildings of historic interest
- Variety of size and orientation of buildings and gardens providing a village atmosphere
- Provision of local shops and facilities
- Stone boundary walls and stone pavings
- Mature trees and garden planting

### Listed Buildings

- St Chad's Church, a grade II\* listed building dating from 1868, and set in spacious grounds
- War Memorial, St Chad's
- Castle Grove Masonic Hall, Moor Rd
- 17 Cottage Road
- 23-29 Cottage Road
- 46 Cottage Road, with stables, boundary wall and gate piers
- 4-7 Ellis Terrace
- 2-8 Heathfield Terrace/22-30 Cottage Road
- Former Chapel, 1a Moor Road
- 5 Moor Road
- Holly Dene, 58 Otley Road
- 114-120 Otley Road
- Glebe House, wall and gate piers, 5 Shaw Lane
- Shaw House, wall and gate piers, 11 Shaw Lane
- Shaw Grange, 19 Shaw Lane
- 23-29 Shaw Lane
- 2-4 Weetwood Lane/2-3 Back Bailey's Place
- 3 Weetwood Lane
- Victoria Buildings, Weetwood Lane/Moor Road
- 1-8 Victoria Terrace with boundary wall and gate piers

### Other buildings of interest

- All "positive buildings" noted in the Far Headingley Conservation Area Appraisal and Management Plan  
In particular:
- Cottage Road Cinema (oldest surviving suburban cinema in Leeds, opened in 1912)
- West Grove, 29 & 31 Moor Road (part of Tetley Hall)
- Alpha Cottage, 64 Otley Road
- 19<sup>th</sup> century villas on Burton Crescent

### Far Headingley Village Management Plan

- The electricity substation is a major eyesore at the heart of the village. Short of the ideal of rebuilding, the building could be screened by enhanced planting.
- The area in front of the Three Horse Shoes provides an opportunity for improvements to create a high quality public space
- Tree-planting including a managed parking scheme along the wide stretch of Moor Road (between Cottage Road and Shaw Lane) would be an attractive way of calming traffic.
- Traffic management measures, including parking restrictions, designed in consultation with local residents, should be introduced on Cottage Road and the remainder of Moor Road to encourage a reduction in traffic speed, through traffic and indiscriminate parking.
- Provision of replacement trees at Shaw Lane/Otley Road junction, with seat and improved paving



## Tetley Hall



*Tetley Hall site*

Tetley Hall, previously Leeds Met student accommodation, occupies a substantial site in the centre of the village and is no longer in use. The perimeter of the site retains its 19<sup>th</sup> century stone buildings, but the centre was partly occupied by a large flat-roofed block of student flats and partly open space.

A proposed redevelopment of this site will involve the demolition of the existing central block and the construction of houses and retirement apartments around a central open space. The planning approval granted in 2012 is subject to a s106 agreement covering the provision of affordable housing, permanent public access through the site, as well as a prospective s278 agreement covering alterations to Moor Road to include a widened footway and laid out parking bays.

The proposed retirement apartments designed by Halliday Clark, Architects, and including period detailing, will replace the later buildings on the site. One pair of semi-detached houses on Heathfield Terrace will be replaced. Moorfield Lodge, Moor Grange, Moor Grange Gatehouse, Burton Grange and Burton Lea were all excluded from the application. The proposals for Moor Road include a widened pavement and two built out sections with trees. Suggestions from the surrounding community for these alterations are shown on page 78/79 of this Design Statement.



*Shops and pubs in the centre of Far Headingley are a focal point of the area and help to create the sense of a village in the city*



*The contrast between large and small properties is a distinctive element in the character of the area. The cottage windows have been replaced with modern ones, whilst the larger terrace retains the dignity of its original windows*



*Although heavily built up, mature trees and garden foliage complement the colours and textures of the stone buildings here on Cottage Road and elsewhere*

## **FAR HEADINGLEY VILLAGE**





*The recent development on the old Cottage Road cinema car park with its open frontage resulted from a successful use of the first edition of the Design Statement which promoted the concept*



*A small, discreet, shop extension to a listed terrace*

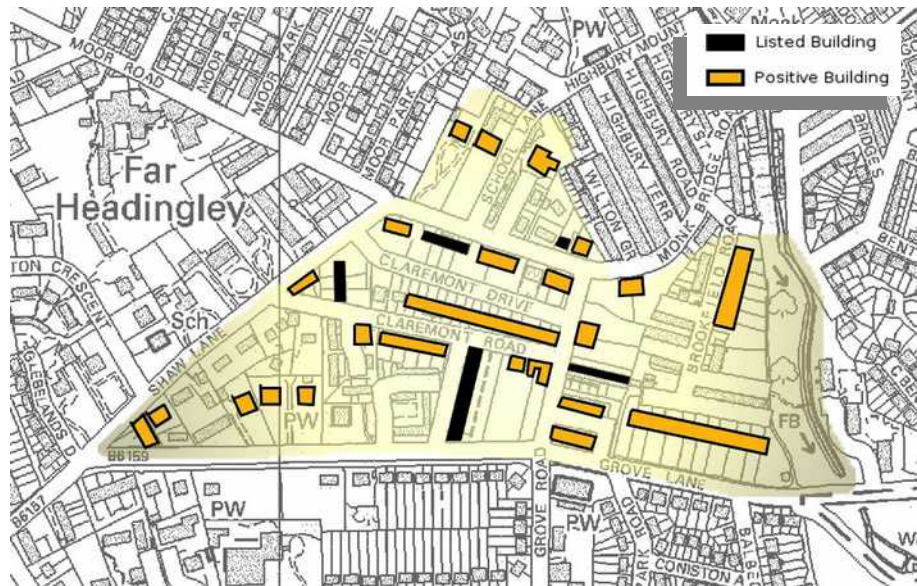


*Recent stone cleaning at 62 Otley Road has revealed the original colour of the gritstone used in the area*

## **FAR HEADINGLEY VILLAGE**



## CLAREMONTS



### History of the area

Development of this area, between Shaw Lane, Monk Bridge Road and Grove Lane, was part of the expansion of Headingley which took place after 1850. Starting with the sale of what was Lord Cardigan's land in a number of plots in 1851, a variety of individual villas and speculative terraces were built over the next few decades, with the north side of Claremont Road eventually being developed at the turn of the twentieth century along with smaller terraces to the east of Grove Road. More recent infill development has taken place in parts: Sandfield Court, built in the 1930s in the front garden of Sandfield House north of Monk Bridge Road; Claremont Court, built in the 1980s off Claremont Road; and Grove Court - flat-roofed flats off Grove Lane built in the 1960s over the gardens of the 19<sup>th</sup> century terrace behind.

### Character of the area

Distinctive stone terraces of three to eighteen houses predominate in this area, many of them listed. The land slopes down to Meanwood Beck to the east, and the area is defined by the rising ground on the south. Many homes are in long-term family owner-occupation, with small concentrations of students and professional couples. Most are of two or three storeys with gardens which vary considerably in size, but many contain mature trees, original garden walls, coping stones, and gateways. It is an area not of individual grand houses but of almost intimate small-scale variety.

The Groves, Oakfield Terrace and especially the green corridors of Claremont Road and the unmade Claremont Drive. The tranquillity of the inner part is not shared by the spaces occupied by roads, where footways are narrow and there is little room for cycling. Shaw Lane, Grove Lane and Monk Bridge Road, both busy through

routes, and the main junctions are difficult for pedestrians and drivers alike and this detracts from the character of those areas.

The whole area is included in the Far Headingley Conservation Area, the boundary of which was recently extended to encompass not just the stone built area, but also the decoratively brick-built Brookfield Terrace, overlooking Meanwood Beck, which has the same characteristics of a long terrace with a garden frontage as its more elaborately stone-built neighbour at Oakfield Terrace. To its west, the Heddons are three rows of largely unaltered brick terraces with stone sett paved streets.

### **Key Positive Characteristics**

- Stone and brick terraces and houses of some distinction with well planted gardens
- A peaceful and well landscaped core area
- Stone and brick boundary walls and stone gateposts (see pp 78/79)
- Stone flag pavements and stone kerbs
- Mature trees

### **Listed Buildings**

- 1-3 Balmoral Terrace
- 1-7 Claremount
- 6 -12 (even nos.) Monk Bridge Road
- 11/13 Monk Bridge Road
- 1-14 Woodbine Terrace

### **Other buildings of interest**

- 1-4 Stone Villas, Shaw Lane
- 4 Shaw Lane
- 10-16 Shaw Lane
- 2-4 Monk Bridge Road
- 3 and 5 Monk Bridge Road
- 14 -18 Monk Bridge Road
- 15, Monk Bridge Road
- Sandfield House, Sandfield Avenue
- 2-8 Claremont Drive
- 24/26 Monk Bridge Road
- 26/30 Grove Road
- 1-29 (odd nos.) Claremont Drive
- 10-30 (even nos.) Claremont Drive
- 2,3,4 Claremont Mews
- 1-15 (odd nos.) Grove Gardens
- 2-20 (even nos.) Grove Gardens
- 43-77 (odd nos.) Grove Lane
- 1-12 Brookfield Terrace  
(1-23 (odd nos.) Brookfield Road)
- 5, 7 and 9 Grove Lane

### **Claremonts Management Plan**

- The footway in Claremont Road has recently been re-flagged in stone to a very high standard and the road re-surfaced, both welcome improvements. However, cars are still parked on the footways putting this new work at risk. Off-street parking is limited but consideration could be given to marking bays fully on the road which will allow traffic to pass.
- Where old street name plates are illegible (e.g. Grove Lane at the corner of Grove Road), these should be repaired or re-painted
- The major junction at Shaw Lane/Monk Bridge Road/Moor Road, should be reviewed and altered to allow easy pedestrian use and reduce vehicle speed, as the junction at Shaw Lane/Grove Lane has been.





*Stone boundary walls relate well to the stone terraces, enclosing well landscaped gardens. Rooflights rather than dormers have retained the shape and character of this terrace on Claremont Drive (and facing Shaw Lane) while still providing rooms in the roofs*



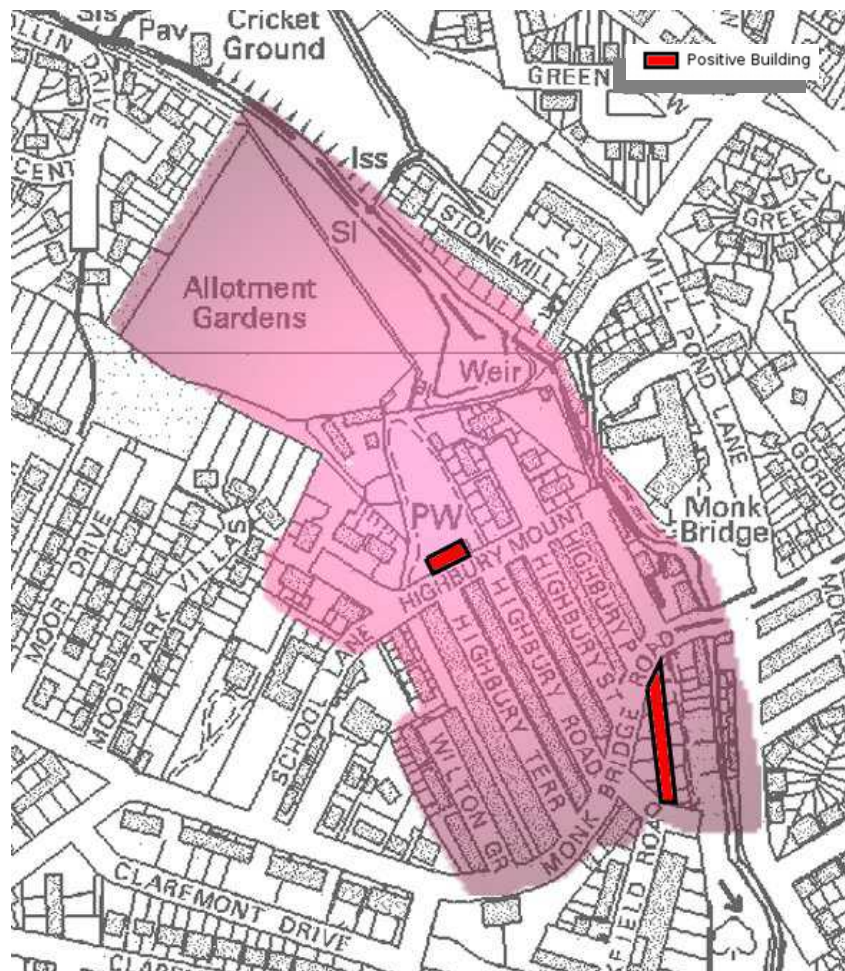
*Details and other features such as these windows and the gatepost all add to the rich variety of the area*



*This view is of the rear of this brick terrace, the front of which overlooks long gardens to the south. The terrace is virtually unaltered, though the yard walls have received a variety of treatments, some more appropriate than others*

## CLAREMONTS

## HIGHBURYS



### History of the area

Built for workers and artisans in the 1880s and 90s, the terraces here were ranked in status up the slope from Meanwood Beck: two rows of back-to-backs tight to the streets near the beck; with front gardens in the next two rows; and three rows of through terraces rising to Wilton Grove. These were probably to house workers in Meanwood Tannery just down the hill on the beck itself and other mills in the area. At the same time, 1889, the St Oswald's Mission Chapel was built by the vicar of St Chad's on the north side of Highbury Mount. Next door to that, a working mens' club was built about 1900 but demolished in 1965. In the 1960s a small estate of houses was built on Highbury Close on what had been allotment gardens and in the 1990s, houses at Sandfield Garth were built, but beyond St Oswald's and those houses, the land north of Highbury Mount has remained undeveloped to this day: beyond it the open land is in use as allotments. St Oswald's closed in 2002 and was converted to a dwelling in 2011.

### Character of the area

The 19<sup>th</sup> century terraces arrayed up the hill are all built of red brick with pitched, mainly slate, roofs. Their

regular arrangement is varied by the level changes both between streets and along the streets themselves. Added detail is provided by variations in door and window treatment – brick arches, stone lintels – and chimneys. Some recent dormer extensions have marred the traditional roofscape, though some terraces, notably Wilton Grove and Spring Hill Terrace remain broadly unaltered.

Within the main, terraced area of the Highburys, small front gardens are bounded by brick walls with stone copings. There are no verges and few trees along the streets, but residents have helped to improve the environment through growing flowers and vegetables in pots, tubs and hanging baskets, particularly in Highbury Street, Highbury Place and Highbury Lane. The double curve of Monk Bridge Road, climbing the valley side and tightly enclosed by buildings or high walls, provides a distinctive feature, although as a busy traffic route it is difficult to cross. Although the area is mainly residential, there are a few shops along Monk Bridge Road.

Immediately to the north of the converted St Oswald's Church an area of open land, part of which is now enclosed as a private garden, provides an informal entrance to Meanwood Park via allotments. This contrast between the dense urban character and the semi-rural quality of the valley is highly valued. East of Monk Bridge Road, Springhill Terrace runs parallel to the beck and much of its original quality is still apparent, in spite of recent alterations and additions.

The footpath links are an important feature of the area. From Grove Lane the footpath along the beck, past Springhill Terrace and into the Highburys, and from there through the allotments to Meanwoodside, is part of the Meanwood Trail and leads to the Dales Way. Recent signage there is a welcome improvement. There are additional links to the old Meanwood Tanneries across the beck, and back to Monk Bridge Road along School Lane.

### **Key Positive Characteristics**

- Close links to the Meanwood Trail into Meanwood Park
- Semi-rural quality of the northern part of the area

### **Buildings of interest**

- the former St Oswald's Church, Highbury Mount
- Springhill Terrace, off Monk Bridge Road

### **Highburys Management Plan**

- The private open space immediately behind the converted St Oswald's Church (part of which is now garden) has considerable visual amenity value and forms an important feature of the area. Opportunities should be taken to improve the space as an entrance to Meanwood Park, with a notice board and signage at the footpath leading from Highbury Mount
- The footpath from School Lane which connects to the Meanwood Trail requires surface and signage improvement



- Signage and paths along the Meanwood Trail from Grove Lane have been improved: Consider adding some historical information on the signs and connecting signage to the footpath on the north side of Monk Bridge Road. A low spot by Spring Hill Terrace is liable to flooding in wet weather
- Improvements should be made to the type of security shutters used on the shops to improve the appearance in accordance with the Council's Shop Front Security Guide, which states that external shutters are not normally acceptable
- Traffic management on Monk Bridge Road should be introduced to reduce danger to pedestrians
- The gradient on Monk Bridge Road can cause difficulties for some pedestrians, particularly in inclement conditions. The possibility of including dropped kerbs, tactile paving across the end of each Highbury, with handrails on the terrace ends (not the kerb side) should be investigated
- A Home Zone should be introduced in the Highburys, together with parking permits, to improve use and appearance, and create space for tree planting. This should include consideration of further options to prevent vehicles using School Lane as a through route
- Signs are needed to redirect A660 traffic away from Monk Bridge Road, and reduce the severance problems
- A pedestrian crossing is needed over Monk Bridge Road by Brookfield Road
- There should be a bus route to the city centre along Monk Bridge Road
- Cycle ways are needed on Monk Bridge Road and along the Trail
- The return of unsympathetically altered buildings to their original appearance when possible should be encouraged



*On the hillside location with views down Highbury Mount and beyond, the back-to-backs on the upper slopes have small walled front gardens, in contrast to those lower down. In both cases planting by residents provides a pleasing contrast to the hard urban landscape. One example constitutes an unauthorised use of pavement space, which nonetheless adds colour and personality to the street. Small dormers on Highbury Terrace do not dominate the roofscape.*



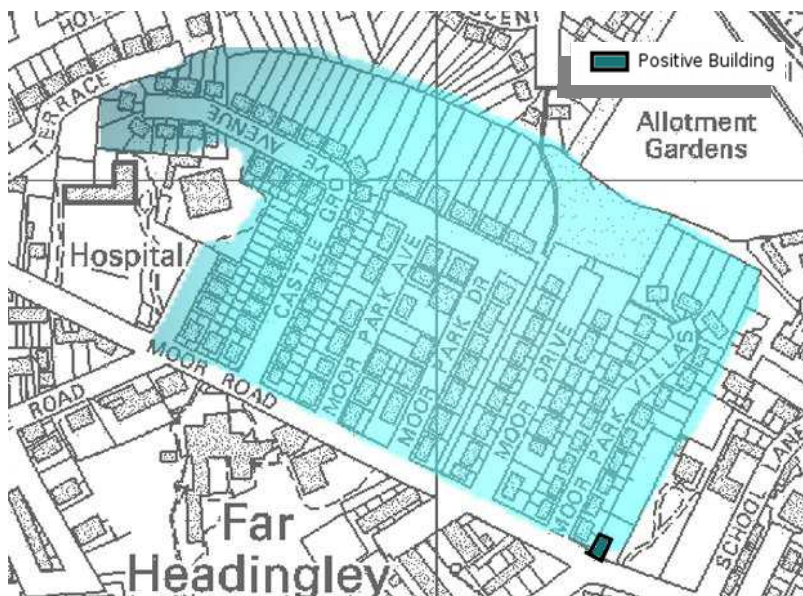
*View down Monk Bridge Road with Highbury Road to the left. Note the lack of intrusive dormers which would spoil the unity of the terraces.*



*Spring Hill Terrace, on the south side of Monk Bridge Road has its main, sedately imposing elevation overlooking the beck and adjoining footpath.*

## HIGHBURYS

## MOOR PARKS



### History of the area

Following the enclosure of Headingley Moor in 1829-1834, Moor Road was laid out and the land to the north of the road divided and sold by the Enclosure Commissioner as large parcels for development. Two large houses were built soon after, Castle Grove and Moor House, both set up on the ridge with large gardens extending down to the road. To the east of Moor House, a track then known as High Close Road led northward to steps down toward Meanwood Beck. Land to the east of the track was not developed at all until Moor Drive was laid out there in the early 1920s followed by Moor Park Villas. Moor Road had also been widened by the time Moor Park Avenue and Drive were constructed on the site and garden of the demolished Moor House also in the 1920s and 1930s. By the end of the 1930s Castle Grove Avenue had been laid out in the grounds of Castle Grove, though the house has remained.

### Character of the area

The Moor Parks estate is characteristic of the housing estates built during the inter war period, that is two storey semi-detached houses, with gardens to the front and back. The majority of houses are of brick with render and pitched roofs, with plain tiles.

Although most houses in the estate are semi-detached they are not of one design. There are semis of traditional design and those of a 'modernist design' in Castle Grove Avenue. The latter retain their curved glass bays (though many have lost their original steel windows to uPVC replacements) and flat roofs (though with some third floor rear extensions looking out across Meanwood Park).

Over the whole estate, the houses range in size from large family semis to small two bed room semis in Castle



Grove Avenue. This heterogeneity of housing types encourages a variety of uses of the properties; the estate at present houses a presbytery and a community of nuns.

The appearance of all streets (excepting Moor Road) is enhanced by grass verges, either at the front or the rear of the footway, many containing numerous trees. There are some stone walls in the area. The landscaped front gardens in the area are a valuable asset and some control is necessary to prevent their loss to car parking. Moor Road itself is now wider than it needs to be between Cottage Road and Shaw Lane (see pp78/79).

The ancient footpath (originally High Close Road) which runs in between Moor Drive and Moor Park Drive up and over the ridge leading to the Donkey Steps and Hollin Drive, is an important advantage for the area providing pedestrian access to Meanwoodside and beyond, though some parts of the routes are not as visually attractive as they might be.

The only green areas apart from the gardens to which residents have access are the adjoining Tetley Hall estate and that is only a permissive right which is expected to be retained with new development there. Therefore the neighbouring green spaces such as Meanwood Park are particularly valued.

Although in recent years there have been some HMOs established in the estate, it is home to a stable and settled community. The varied housing stock means the estate has something to offer most households including families of differing incomes and sizes. The street layout (there only being one through road at the edge of the estate which discourages speeding traffic) makes it an area particularly suitable for families.

It is its heterogeneity of housing stock that gives this estate its identity. Although the area is well defined and distinctive, residents identify with the larger Headingley area which they use for leisure or shopping.

### **Key positive characteristics**

- The variety of house types and sizes
- Trees in grass verges
- view to stone wall, mature trees and stone villas on the south side of Moor Road in the Tetley Hall estate

### **Features of interest**

- Stone cottage now a Christian bookshop on Moor Road
- Footpath and Donkey Steps

### **Moor Parks Management Plan**

- 'Back Lane' between Moor Drive and Moor Park Drive should be tidied up.
- Parking restrictions are needed on streets.
- A managed parking scheme in the excessive width of Moor Road between Shaw Lane and Cottage Road could also include additional tree planting along its length (see pp78/79)



*The tiled roofs, white render, hedges and trees seen here in Castle Grove Avenue are characteristic of most of the streets in the area*



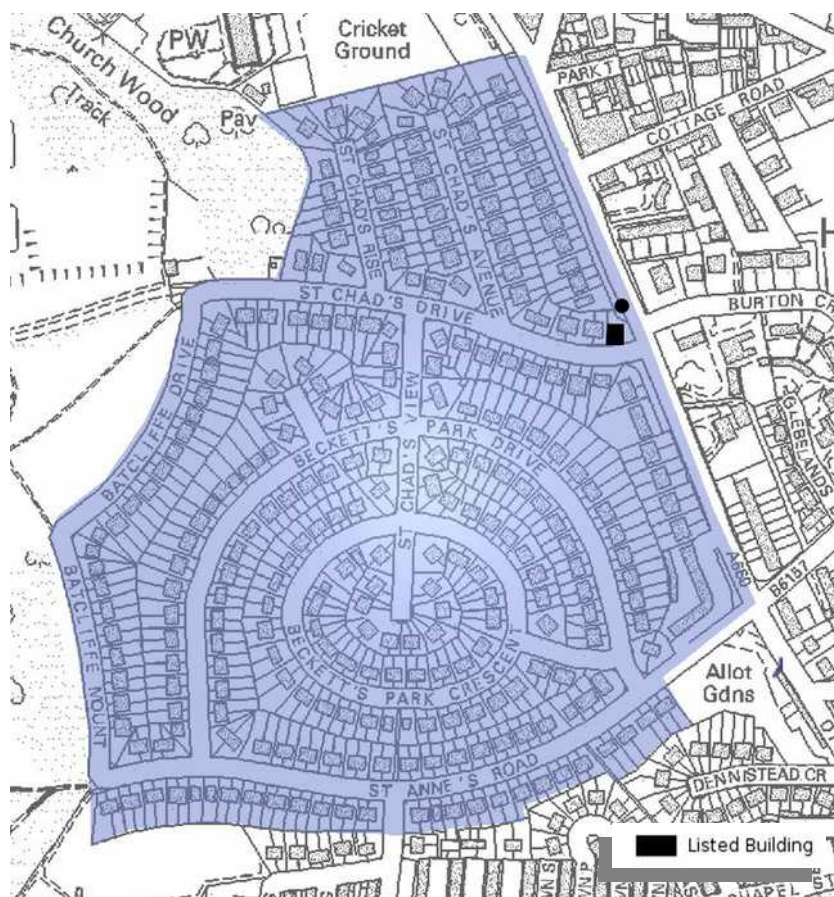
*Tucked away at the top of Castle Grove Avenue, these 1930s art deco houses retain some of their original form, though windows and roofs have been changed*



*Cars are often parked on the footways in what are otherwise attractively landscaped streets*

## MOOR PARKS

## BECKETT'S PARK



### History

The estate of houses at Beckett's Park was built in the grounds of 'The Woodlands', Parkside Farm and Kirkstall Grange, from the 1930s onwards. Original features including the stone wall on Otley Road and the listed lodge to Kirkstall Grange were retained. Some plots on the estate remained undeveloped until the 1950s. Houses at St Anne's Road/Otley Road junction made way for a crescent of shops (The Parade) in the 1960s.

### Character of the area

The concentric circles of substantial houses with drives are set in well-landscaped plots with generous front gardens edged with brick and stone boundary walls at the back of the verges and footways. This otherwise regular pattern is given specific identity by the highway trees, the rising ground, glimpses of St Chad's Church spire and the visual relationship with the open spaces, trees and woodland of Beckett Park and the Leeds Met University campus. The views across the Park from the roads and houses next to it are a valued feature of the area.

The houses were constructed in brick, stone and render, with gable-fronted bays. Most were built as two storey family houses (though some were flats with separate front doors or external stairs leading to the first floor flat).



Most are semi-detached though a good proportion are detached with substantially larger houses and flats fronting Otley Road. The originally plain-tiled roofs started life generally dormer free, though many have had their large roof spaces converted to use, often as flats with large and out-of-scale dormers.

In recent years the number of houses being converted into shared houses or HMOs for professional people or students has increased significantly. There is a risk that this could permanently alter the social character of the area. However there is currently welcome evidence of more families moving back into the area, providing optimism that there may be an increasing trend away from multi-occupancy. The Council has expressed its support for this trend towards creating a more balanced local community through the introduction of an Article 4 Direction and through the emerging Local Development Framework Core Strategy policy H6.

### **Key positive characteristics**

- Leafy suburb with visually attractive formal suburban character. Generous gardens and planting give privacy, interest and scale
- Many original elements survive, such as walls and gate piers, and a majority of houses retain original architectural features
- 2-storey development with occasional low-key use of attic storey
- Wooded outlook from, and backdrop to, houses and roads – e.g. Church Wood seen from St Chad's Rise and St Chad's Drive, the outlook from the Batcliffes, views towards Meanwood Valley woodlands from the top of Beckett Park Drive, views across the park from the roads and houses next to it
- Street trees, some of which date from the 1930s, and mature garden trees, some of which may be survivors from the original parkland landscape
- Pedestrian permeability is aided by the ginnels. Good access to local facilities – shops, restaurants, cinema, buses, parks, etc.
- The resident's parking scheme is welcomed by residents and has proved successful in protecting the character of the area and improving safety

### **Listed Buildings**

- Lodge 151 Otley Road
- Gate piers and boundary wall to Lodge at 151 Otley Road
- Cast iron horse trough, Otley Road

### **Other features of interest**

- Stone wall along Otley Road frontage (originally Kirkstall Grange Park boundary wall) including the original gate piers to "The Woodlands" at 123-125 Otley Road
- Grass verge with trees alongside Otley Road
- Stone kerbs and stone sett gutters throughout the area and York stone flag paving alongside Otley Road

### **Beckett's Park Management Plan**

- Green space in the area generally needs to be maintained and improved, including roads and verges, footpaths, trees, the play area in Beckett Park and the allotments at St Anne's Road/Otley Road
- Vandal-proof seating facing the park would be valued and well-used and a seat located half-way up St Anne's Road would assist residents on the walk up the hill

- The area is included in the voluntary Letting Board Code area, but should be considered as an extension to the Area of Special Advertisement Control (Regulation 7 Direction Area) in the future in order to address the use of excessive numbers and size of 'To Let' signs
- Prepare schemes to improve specific areas: e.g. Frontage of shops at St Anne's Road/Otley Road junction (see pp78, 80), St Chad's Drive tree planting and verge restoration
- Keep vegetation trimmed back from footways and footpaths. Retain and enhance tree and shrub planting in rear gardens
- Replace fencing fronting Otley Road between St Chad's Drive and 131 Otley Road with hedges, stone walls or railings
- Repair damaged boundary walls
- Residents should avoid parking on verges resulting in unsightly damage, especially at the bottom of St Anne's Road, the bottom of St Chad's Drive, part of St Chad's View, parts of Otley Road, and Headingley Mount
- There is strong support in Beckett's Park for traffic calming to reduce vehicle speeds especially by 'rat-runners' and vehicles accessing the Leeds Met Headingley campus. The preference is for a universal 20 mph speed limit (see para. 2.9 of the Neighbourhood Management Plan) and raised tables. Roads needing such measures are St Anne's Road, St Chad's Drive, Beckett's Park Drive and Batcliffe Drive/Mount



*A wooded view from Beckett's Park Drive. The slopes, verges, trees and building arrangements all contribute to the distinctive character of the area. However parking on verges is unnecessary here, causes damage to the grass and harms the character*



*Street trees in Beckett's Park (far left) are an important attribute which should be maintained and replaced if their condition necessitates removal*

*On Otley Road, the listed horse trough is accentuated with colourful planting (left)*



*Batcliffe Drive seen from Beckett Park which provides a useful and attractive amenity close to the area, Batcliffe Mount, Batcliffe Drive and these park trees form a clear edge to the space*

## BECKETT'S PARK





*A successful garage and bedroom extension which avoids extending main roof line*



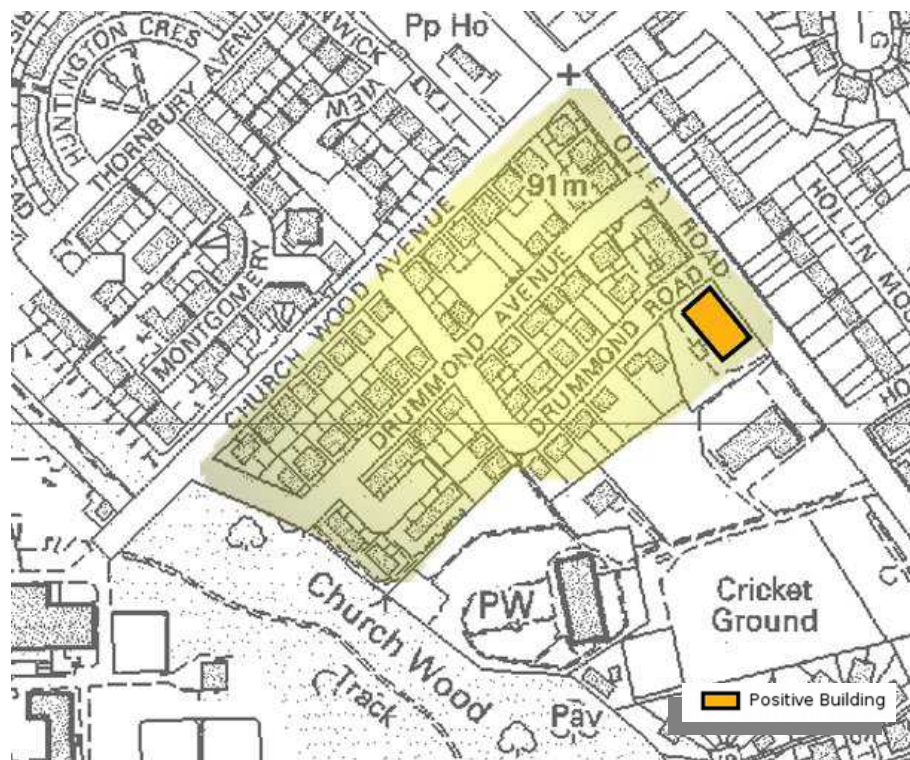
*A widened driveway with retained vegetation. Turning the whole front garden into a paved area is not normally necessary to accommodate additional parking. The overall character of the street can be still be retained, including all-important front garden planting*



*Excessive numbers of letting boards outside a property on Otley Road. These are an eyesore in the street scene and better management is required*

## **BECKETT'S PARK**

## CHURCH WOODS AND DRUMMONDS



### History of the area

In 1891, St Chad's School was constructed on the west side of Otley Road to replace the original small school on Hollin Lane. This building, designed by Perkin and Bulmer of Leeds, is currently in use as a nursery. Until the early 1920s, the rest of the land on which the Drummonds and Church Wood Avenue were built was agricultural, part of the Kirkstall Grange estate. The land lies between Otley Road and Church Wood which is part of the plantation surrounding Kirkstall Grange. Church Wood Avenue was the first street of houses to be built and it also provided access to the City of Leeds Training College which had recently been built alongside the Grange (now Leeds Met Headingley campus). The remainder of the streets followed over the next two decades. Plots were mainly developed in a variety of designs of detached and semi-detached houses. Town houses at Drummond Court were constructed in the 1970s and remaining plots on the north side of Drummond Avenue have only been developed in the last few years.

### Character of the area

This residential area consists of mainly, but not exclusively, family housing, formed by a small grid of streets of varying width, length and character. The area adjoins the park-like green spaces of St Chad's Church grounds to the south and Church Wood to the west, with the Headingley Campus beyond. The north side of Church Wood

Avenue is contained by the grassy embankment with mature trees bordering the Central Park development) Those trees and those in Church Wood are protected by Tree Preservation Orders. Church Wood Avenue is the main access to the Headingley Campus, and is consequently busy.

A wide variety of styles adds to the character of the area. The buildings are mainly two-storey, of brick or brick/render or, in the case of Drummond Court, stone-clad. The roofs are pitched and tiled, though a small number have slates, and the majority have ridges and hips.

The Otley Road frontage of the area is partially dominated by the recently enlarged petrol station which introduces a brash commercial character into this prominent location, though it is to be hoped that the recently-planted landscape scheme will in time mitigate its impact.

### **Key positive characteristics**

- easy access to the grounds of St Chad's church and the Headingley Campus
- the mature residential gardens
- the grass verges on Drummond Road and Church Wood Mount
- The treescapes in Drummond Road and alongside Church Wood Avenue are also important features

### **Buildings of interest**

- the former St Chad's Primary School now the Kindercare Day Nursery, an excellent example of refurbishment and re-use of an important heritage building

### **Church Woods and Drummonds Management Plan**

- Speeding is a problem on Church Wood Avenue, a main access and exit route to and from Headingley Campus. Adjacent roads are also affected by vehicles trying to avoid the Church Wood Avenue/Otley Road junction. Traffic calming should be considered
- The effects of indiscriminate on-street parking has been ameliorated by the introduction and modification of the residents' parking scheme. All day parking along the north side of Church Wood Avenue is a recent development which could be prevented by the introduction of time-limited parking, which at the same time may help to maximise the use of on-campus parking space, and help to make Leeds Met's Travel Plan more effective
- More frequent removal of fallen leaves and preventing the encroachment of vegetation through the fence to the Filter Beds site are required for the benefit of pedestrians on Church Wood Avenue
- The existing soft landscaping, the grass verges on Church Wood Mount and Drummond Road and the accompanying trees on Drummond Road, should be retained
- The railings to Central Park should be improved on Church Wood Avenue
- The stone kerbs and stone sett gutters on Church Wood Mount and Drummond Road should be retained
- There is scope for landscape improvements alongside the new cycle path in Squirrel Wood and on Church Wood Road





*The verges, street trees and stone kerbs give Drummond Road a distinctive character*



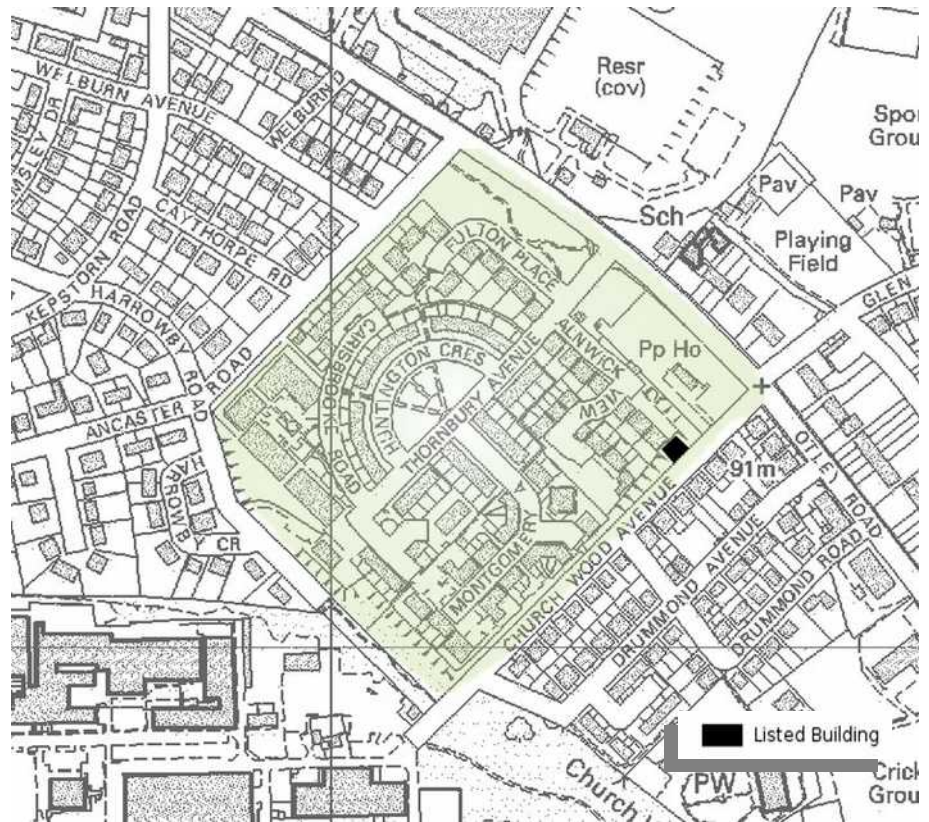
*The subtle architectural characteristics of the houses in this area can be undermined by conversion to flats, over-large dormers, changes to windows, paved front gardens and lack of bin storage areas*



*By contrast, well cared-for front gardens can make a positive contribution to the street scene*

## CHURCH WOODS AND DRUMMONDS

## CENTRAL PARK



### History of the area

Until 1907 the land here was agricultural and part of the Kirkstall Grange estate. On its sale it was then acquired by the Leeds Waterworks Company to increase the capacity of the filter beds across Otley Road to cater for the burgeoning population of Leeds. In the 1990s, improved technology made the site redundant and it was sold for development. Central Park was constructed in two phases with three quarters of the site developed initially and the remainder at the south end, completed in 2009.

### Character of the area

The development takes its architectural cue from past styles with steep gables derived from the Victorian era and a formal street pattern based on Georgian principles. There is a mix of town houses and flats, laid out on a formal pattern of blocks, terraces and a sweeping crescent, all three to four modern storeys tall, equivalent to two to three storeys of their progenitors. They are mainly constructed in brick, with concrete or artificial slate roofs and plastic windows. Artificial stone lintels, together with turrets, gables, bays and balconies provide detail.

In view of its history the land is flat, with high embankments to the higher ground to the north and west, and lower ground to the south. The rising embankments include some planting and serve to contain the area visually. The mature trees which separate the development from Otley Road form a strong landscape feature and an

attractive environment for the alternative footway and cycle route along this busy road.

Unlike some other parts of Far Headingley, with extensive garden planting, this area depends on grouped planting areas for its soft landscape – much of the private space in front of houses is paved as vehicle access to integral garages in the narrow fronted plots. Roads and footways are a dominant feature of the area; with only one vehicular entrance to the area from Otley Road, the junction is extensive.

From within the area, St Chad's spire to the south forms a significant landmark feature, and the development has been laid out to make the most of a southward vista towards it, with the centre of the crescent at the north end of the axis.

### **Key Positive Characteristics**

- Consistency of style
- Wide planting area bordering Otley Road
- Central semi-circular space and wooded frontage to Otley Road provides identity

### **Listed Buildings**

- Water Works Meter House, Church Wood Avenue

### **Central Park Management Plan**

- With Central Park being surrounded by areas designated as Residential Parking Zones, similar status should be also be granted here together with traffic management measures to introduce parking restrictions. These proposals are currently progressing
- The grassed and wooded area surrounding the pumping station owned and managed by Yorkshire Water would benefit from regular maintenance





*The crescent of houses frames the landscaped centrepiece of Central Park*



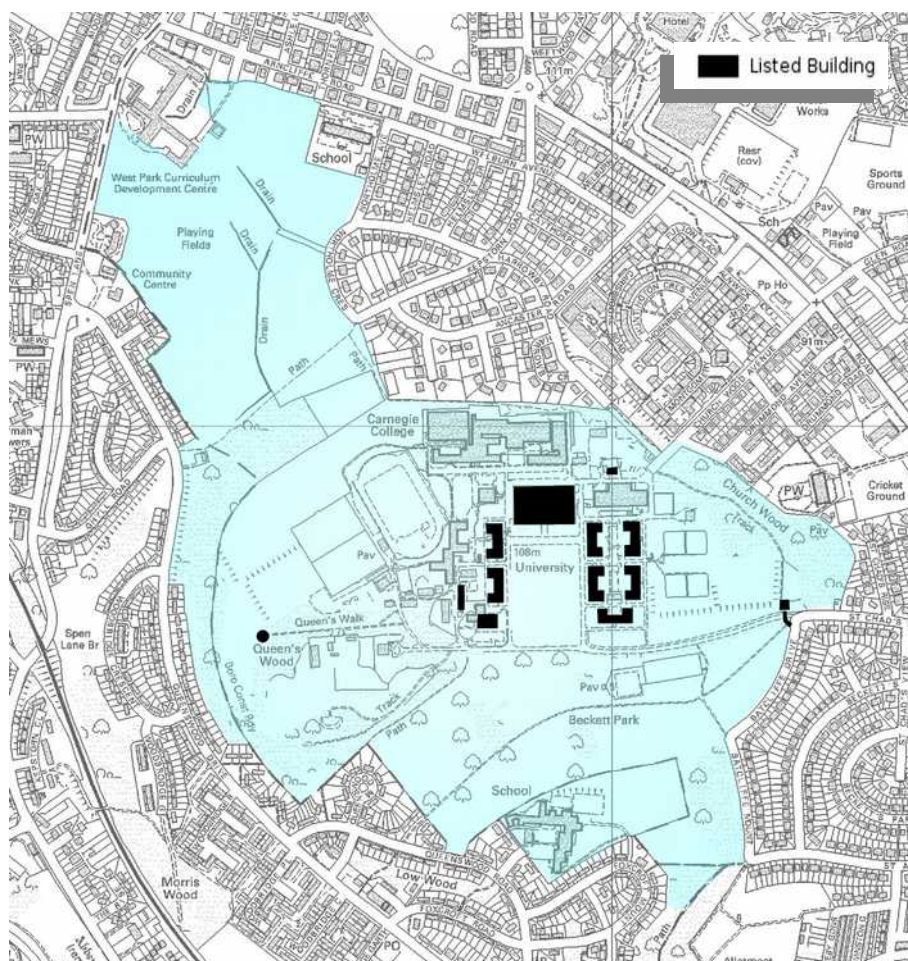
*The turret features provide a distinctive but pastiche element at the entrance from Otley Road*



*The building details reflect those in the surrounding area*

## **CENTRAL PARK**

## WEST PARK FIELDS/BECKETT PARK



### History of the area

The whole of this area once formed part of the lands associated with New Grange, a grange farm of Kirkstall Abbey and the distinctive linear mounds of medieval ridge and furrow ploughing are visible over much of the park.

Soon after the abolition of the monasteries in 16<sup>th</sup> century the lands passed into the hands of the Foxcroft family and then to the Wade merchant family of Leeds who possessed it for over 200 years. The grange farm buildings were replaced by a substantial country house in 1752 by James Paine for Walter Wade.

In 1805 John Marshall, the flax manufacturer, took out a tenancy and was visited by the Wordsworths in 1807. He undertook tree plantations on the estate and it is said that trees were laid out in 1815 in a pattern to reflect the disposition of British troops at the Battle of Waterloo. He moved to Headingley House in 1818.

In 1834 all 450 acres were bought by William Beckett, a Leeds banker, and he undertook further modernisations, renamed the house Kirkstall Grange and added a stable block. An 18<sup>th</sup> century memorial arch was modified to



commemorate the opening of the Leeds Town Hall by Queen Victoria in 1858.

The Beckett family (Baron Grimthorpe) retained ownership until 1910 when Leeds Corporation bought the site to build a Teacher Training College. The college was opened in 1913 but it was soon converted into a military hospital during the First World War and not reopened as a college again until 1926.

That part of the parkland to the south of the house became Beckett Park and the agricultural fields to the north of the original park, linked to Old Oak Farm, became West Park Fields.



*1776 Plan of New Grange - from the original held by the Thoresby Society*

### **Character of the area**

The original Training College site with its eight Halls (all listed) was formally laid out around a green space called The Acre with The Grange at one corner. The centre piece was and still is the imposing south facing James Graham Hall with its pedimented central feature. Further developments took place in the late C20th to the north and west of the original site as the campus (now known as Headingley Campus) became part of Leeds Met University and included extensive athletics and other sports facilities both indoors and out.

Beckett Park retains much of the original 'Capability Brown' style open parkland with a mixture of avenues and



clumps of trees and perimeter woodlands and is 'protected green space' in the UDP. There is a cricket pitch, a formal children's play area, tennis courts and a small skateboard park. Cycleways cross the park connecting the Campus to Headingley and to Kirkstall. The Beckett Park Learning Centre occupies the southern edge of the site, the boundary of which intrudes into the park and presents an unattractive galvanised fence to it.

Two areas of woodland have remained relatively undeveloped, namely Church Wood to the east and Queen's Wood to the west of Headingley Campus. Both are covered by Tree Preservation Orders but are not protected green spaces in the UDP though they have been proposed as such in the forthcoming Site Allocations Document of the LDF. Other specimen trees and groups of trees within the Campus are also protected by TPOs. A track named Queen's Walk links The Grange to the listed Victoria Memorial Arch in Queen's Wood.

West Park Fields consist of a mixture of protected playing fields, with changing rooms, near the West Park Centre and protected informal green spaces towards the Campus, some of which is a Leeds Nature Area (076). This protection has recently been enhanced by the inclusion of the fields in the list of Queen Elizabeth II 'Fields in Trust'. (see [www.qe2fields.com](http://www.qe2fields.com)). There are attractive views from the fields across the Kirkstall Valley, towards St. Chad's Church and from the field known as The Paddock longer distance views across West Park and further down the Aire Valley and towards Horsforth.

### **Key Positive Characteristics**

- The quality of the historic landscape and its pattern of woodland, copses and specimen trees
- The woodland itself, both visually and as a habitat for wildlife. Queen's Wood in particular is an important backdrop in views from surrounding residential areas
- The important visual, recreational and wildlife resource and green corridor function of the area
- Public access to the area – the park is well used by local people and students, both for recreation and as a through route to e.g. from Headingley Station to the campus
- Views to and from the open spaces, particularly extensive panoramic views to the west and north

### **Listed Buildings/Structures**

- The Grange, Beckett Park (465059) – Grade II\* - 1752 - alterations mid C19th – ashlar gritstone – Palladian style
- Coach House and Stables (465061) – mid C19th - coursed gritstone
- Victoria Memorial Arch (465062) – ('at risk') – possibly 1776 – altered 1858
- Two sets of Gatepiers, The Grange (465058) – c 1835 - St. Chad's Drive
- Lodge to the Grange (465060) – 1838 – off Church Wood Avenue
- James Graham Hall (465048) – c1911 - main building of original Training College
- Others Halls on the campus – c1911 - Bronte (465044), Caedmon (465045), Cavendish (465046), Fairfax (465047), Leighton (465053), Macaulay (465055), Priestley (465056) – Neo-Georgian style
- South Lodge to the Training College (4650570) – c1911 – St. Chad's Drive

### **Other Local Notable Features**

- The historic parkland landscape including ridge and furrow features

### West Park Fields/Beckett Park Management Plan

- Queen's Wood and Church Wood to be designated as 'protected natural green space' and the Acre as 'protected amenity green space'
- There is a general need for a landscape management plan for the whole area, including the Leeds Met Woodland Management Plan, particularly to address the need for tree planting to progressively replace lost specimen trees, particularly in Beckett Park
- The setting of The Grange in context with Beckett Park should be restored by selective removal of trees and shrubs immediately south of the Grange. Recent reduction in the height of the laurel hedge on the park boundary is to be welcomed in that respect.
- Organisers of late night events at Headingley Campus should ensure that noise emissions are restricted and cease by 11pm
- Any development of the Beckett Park Learning Centre should be restricted to the same footprint as the existing buildings and be no more than two storey to retain views from the park. The remainder of the site which is a protected playing pitch should remain open and ideally be incorporated into the public parkland. Any fencing should be replaced by black railings with additional tree and shrub planting used to screen the buildings on the park side
- Existing footpath links between Beckett Park, The Campus, and West Park Fields should be made 'definitive' as part of the North West Leeds Country Park and Green Gateways Project, together with existing links to the adjoining residential areas, notably Queenswood Drive, West Park, Beckett's Park and Church Woods and Drummonds. These should be maintained and enhanced
- Provide an unobtrusive means of preventing vehicles being driven onto grass areas around the West Park Centre site, including the access from North Parade to prevent vehicles being driven onto the grassed areas
- Consideration should be given to the provision of a formal children's play area in or adjoining the West Park Centre site similar to that provided on Beckett Park as proposed in the recent Assessment for Open Space, Sports and Recreation report (plan 6.8)
- A small car park (time-restricted to deter commuters) should be provided at the corner of Batcliffe Mount and Batcliffe Drive for the benefit of park users, with use of the rest of the park for event parking restricted to protect amenity and the health of mature trees
- Additional seating should be provided on both Beckett Park and West Fields
- Localised land-drainage improvements should be carried out to prevent ponding in winter
- Existing bylaws preventing barbecues should be enforced
- Litter bins and dog bins should be replaced and properly maintained
- The Victoria Memorial Arch should be managed and maintained while remaining publicly accessible with no railings. Consideration should be given to restoring Queen's Walk, the historic vista between Kirkstall Grange and the arch, retaining the informal path, improving the appearance of the means of vehicle control, and opening up views of Kirkstall Valley from the arch by selective tree thinning
- Provide an interpretation board describing the history of Kirkstall Grange and the Queen Victoria Memorial Arch
- Re-design and consolidation of excessive signage and street furniture at the entrances to the University campus which is compromising the character of the listed gate piers and lodges
- Consider including Beckett Park in a local list of historic Parks and Gardens (ref UDP saved policy N28)



*West front of Kirkstall Grange, designed by James Paine in 1752 for William Wade. The ground floor bays are part of the mid-Victorian additions by the Beckett family. Now part of Leeds Met University Headingley Campus. The Acre is to the right of the Grange*



*The Acre with the James Graham building, now part of Leeds Met University Headingley Campus*



*The Queen Victoria Memorial Arch in Queen's Wood, erected as a folly c1766 with inscription added in 1858 to commemorate the Queen's visit to Leeds to open Leeds Town Hall*

## **WEST PARK FIELDS/BECKETT PARK**





*The long distance views from parts of Beckett Park and West Park Fields are a feature of this area. This view is from the Paddock northward to the West Park Centre (now demolished) and beyond*



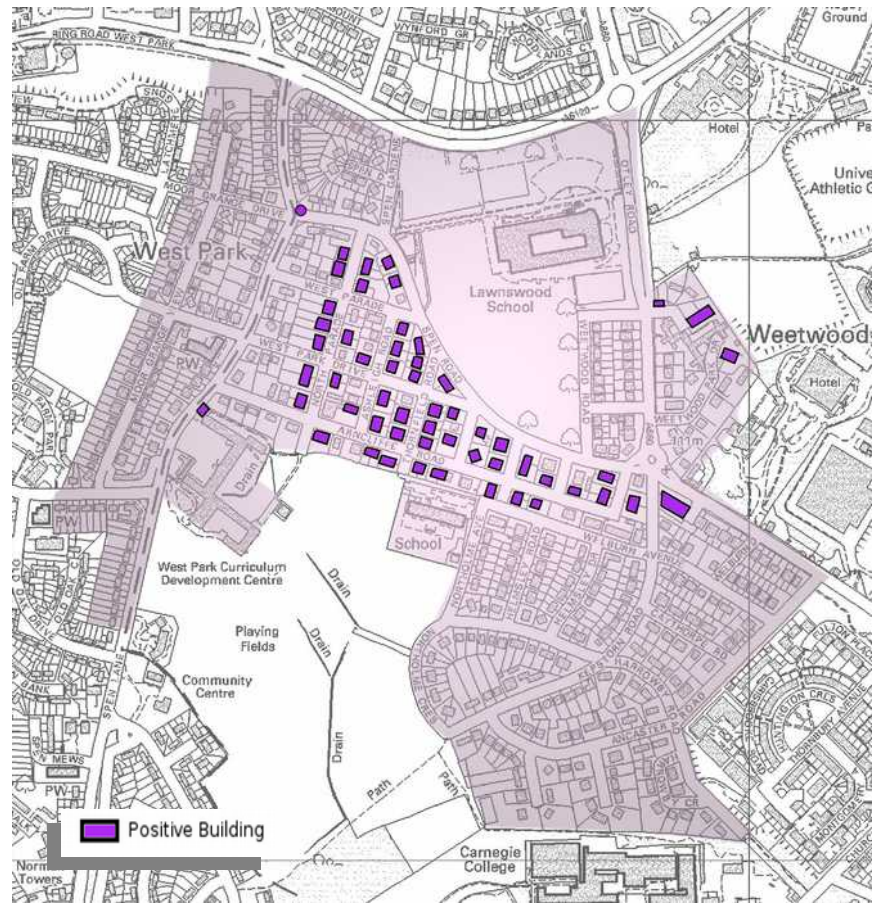
*View showing ridge and furrow field patterns, illustrating the Park's agricultural history as part of the monastic lands belonging to Kirkstall Abbey*



*Church Wood is important for its relationship with St Chad's Church as well as providing habitat for wildlife and a pleasant walking route*

## **WEST PARK FIELDS/BECKETT PARK**

## WEST PARK



### History of the area

The first phase of development at West Park began at the end of 19th century when the Earl of Cardigan's estate sold its agricultural fields to the north of the Kirkstall Grange estate. The largest field was known as Low Ox Moor and lay on the south side of Spen Road. It was initially developed in the Edwardian era with detached and semi-detached 'arts and crafts' style villas starting at the Otley Road end.

In 1913, development of the parade of shops on Otley Road began but was not completed until the 1920s. Around the same time houses were built immediately south on Otley Road and behind on Welburn Avenue with a row of detached houses further north on Otley Road.

More substantial development took place south of Welburn Avenue in the later 1920s and 1930s and across Spen Lane on fields associated with Moor Grange Farm (previously another grange of Kirkstall Abbey).

In 1931, the Leeds Modern School (boys) and Lawnswood High School (girls) relocated from the city centre to a site adjoining the new Ring Road while in 1952 the West Park County Secondary School was opened on Spen Lane. Lawnswood School was demolished and re-built in 2003, and the West Park School (Centre) demolished in 2014.

**Character of the area**

The Edwardian heart of the area between Spen Road and Arncliffe Road is currently designated a Conservation Area. The area is characterised by a grid pattern of roads containing attractive Arts and Crafts style detached and semi-detached villas in brick with some render and with a full attic storey but in relatively small plots. Some later 20th century infill, with blocks of flats, are of poorer quality but one sympathetic recent development may be seen on Arncliffe Road. The Lawnswood School playing fields to the north of Spen Road, with mature trees along the boundary, provides an open but well defined edge to the area. Also included in the Conservation Area is the parade of shops with flats above on Otley Road with distinctive Dutch gables to the front.

Here, many of the streets have grass verges but those with narrow verges in particular are suffering damage by parked cars. West Park Drive is the main spine road but has no grass verges. Details of the streetscape and building materials are more fully described in the Conservation Area Appraisal and Management Plan and should be taken into account in any future alterations and extensions or infill development in the area.

The next phase of housing development, which took place immediately before and after the First World War between Otley Road and Welburn Avenue, also shows Arts and Crafts characteristics, and should be considered for inclusion in any future extension of the Conservation Area.

The area south of Welburn Avenue, on land previously in the grounds of Kirkstall Grange, continues the pattern of a mix of two storey detached and semi-detached houses in brick with some render but in varied styles including elements of Art Deco on Northolme Crescent. The few blocks of flats respect the scale of the adjoining houses.

Nearly all the roads here have stone kerbs and grass verges but in some streets the verges are placed at the back of the footways and this encourages their 'adoption' and planting up by residents. The main access road is Kepstorn Road and this has a fine collection of mature street trees. Its oblique junction with Harrowby Road with a wider verge and large brick gateposts to fronting properties creates an interesting feature. There are attractive views across the West Park Fields from the end of Kepstorn Road and along Northolme Crescent.

Development also took place on both sides of Otley Road, opposite to and in the grounds of Weetwood House (Mount), initially in the form of detached houses but later with flat blocks. Weetwood House together with its Lodge, both built in stone, remain and are recognised as 'positive buildings' within the Weetwood Conservation Area. Otley Road is attractively lined by mature trees, including in the central reservation as it approaches Lawnswood roundabout.

Additional shops were built at the junction with Spen Road and originally included a Co-op. Development on both sides of Spen Lane and north of Spen Road started during the inter-war period and again consists of two storey houses, mostly brick and semi-detached. A Congregational Church (United Reformed) was also built on Spen Lane at this time.

At the junction with Butcher Hill there are two parades of shops, one with flats above and one containing the



local Co-op. There are pedestrian crossing facilities at this point, the only controlled crossings on Spen Lane. Also at the junction was the West Park Centre (ex-School), built on land originally part of Kirkstall Grange and the gatepiers to the estate entrance from Spen Lane are still to be seen, although damaged. Also built on Kirkstall Grange land off Northolme Avenue is the local primary school, St. Chad's, having recently relocated here from Otley Road.

### **Key Positive Characteristics**

- The Edwardian Arts and Crafts style architecture of the houses
- Grass verges to many of the streets
- Mature street trees such as those along Kepstorn Road and Otley Road
- Hedgerow planting to many front garden boundaries
- Views across West Park Fields

### **Local Buildings and Features of Interest**

- Parade of shops at 247-263 Otley Road.
- 2 Darnley Road, home of J.R.R. Tolkien in 1920's (with Leeds Civic Trust Blue Plaque)
- Gatepiers at original entrance to Kirkstall Grange from Spen Lane – 'at risk'.
- Milestone at the Spen Lane/Spen Road junction on the old road from Leeds to Otley.
- Weetwood House and Lodge, Otley Road.
- Kilronan, 10a Weetwood Park Drive
- Old field boundary wall to west and south side of Spen Road in two sections: just north of West Parade and closing off North Parade.
- Most pre-1934 buildings as defined in the West Park Conservation Area Appraisal as 'positive buildings'

### **West Park Management Plan**

- Consideration to be given to the extension of the Conservation Area to the area between Otley Road and Welburn Avenue and along Ancaster Road facing Central Park
- Pedestrian crossing facilities should be provided across Spen Lane at the junction with Spen Road, and across Spen Road at its junction with Spen Gardens, particularly bearing in mind the needs of pupils from Lawnswood School and the location of bus stops
- The uses associated with the West Park Centre were a much valued community facility and the site should be retained for this purpose or for an alternative educational/community use
- The stone gateposts at the rear entrance of the West Park Centre should be restored and any redevelopment scheme for all or part of the site should retain this entrance as a pedestrian link to the West Park Fields
- The grey galvanised fencing at the West Park Centre should be replaced or painted green or black to blend in with the adjoining green space
- West Park Drive would benefit from traffic calming and the narrowing of the carriageway with the planting of street trees
- Consideration should be given to the introduction of a 20mph zone in the area bearing in mind the proximity of both St. Chad's and Lawnswood schools
- The forecourts to the shops on Otley Road, particularly north of the roundabout, could do with improved hard and soft landscape treatment

- Protection and maintenance of grass verges, notably streets near the West Park roundabout
- The forecourts of the shops at the junction of Spen Lane and Butcher Hill need enhancements in conjunction with relocating the vehicular access to the West Park Centre site (see sketch plan p 81).
- Pedestrian crossing facilities should be provided across Spen Lane to the south of the Butcher Hill junction for the Green Gateway route
- Mature street trees should be retained wherever possible and actively managed



*West Park Shops on Otley Road – providing a useful facility with gables which provide a landmark feature in the area*



*The shops at Butcher Hill also provide a useful facility, if not in such an attractive guise, with indiscriminate satellite dishes and air conditioning plant. The pedestrian barriers complete the ensemble of poor design*



*Typical examples of the Arts and Crafts houses in West Park which provide the architectural quality of this conservation area*

## WEST PARK





*2 Darnley Road, once home of the author JRR Tolkien together with its neighbour, is a fine example of the earlier stage of development at West Park, before the Arts and Crafts style predominated*



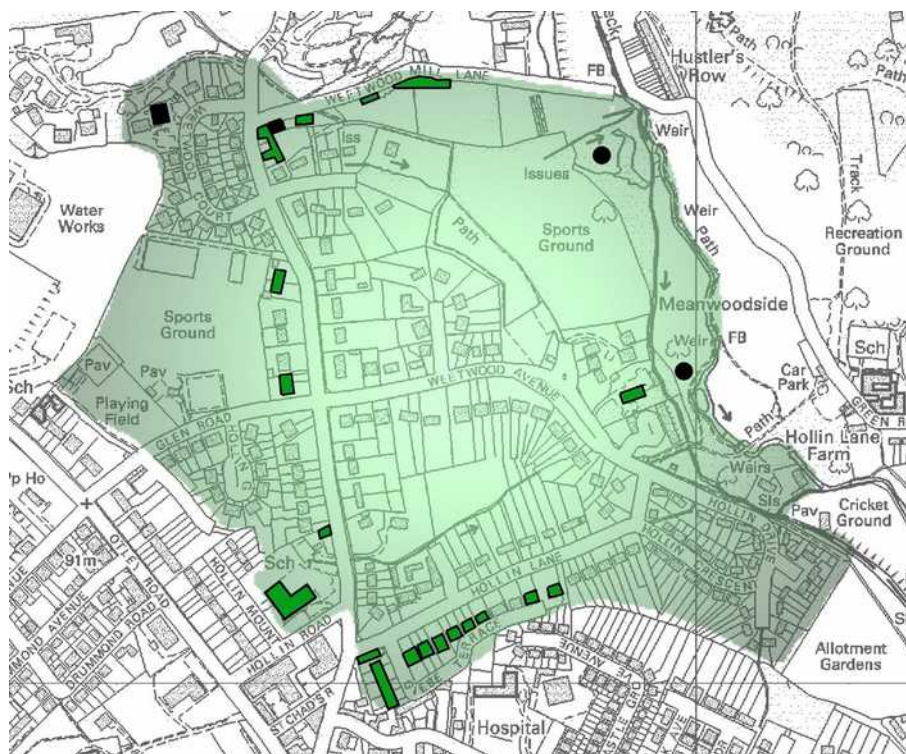
*On Northholme Crescent, this 1930s house is the only one of its type here which has retained its curved Crittall windows – one of the most important features of houses of this style*



*Grass verges, hedges and trees, with houses barely visible, are an important feature in parts of the southern area of West Park*

## **WEST PARK**

## WEETWOOD: HOLLINS AND WEETWOOD LANE (SOUTH)



### History

Prior to its development most of this area was farmland on the slopes between Weetwood Lane and Meanwoodside. The 1851 Ordnance Survey map also notes a paper mill on Weetwood Mill Lane close to Meanwood Beck. In 1874 the southern side of Hollin Lane was laid out by Thomas Ambler for detached and semi-detached villas, and large terrace properties were developed along Otley Road soon after. Hollin Hall, on Hollin Road was built in 1894 as the St Chad's Home for Waifs and Strays and was subsequently acquired for education becoming Weetwood Primary School in 1997. In 1927 a local builder, Gilbert Lax, acquired land to the east of Weetwood Lane and began construction of houses on the existing Hollin Lane and a new Weetwood Avenue. A small group of houses were also built at the same period off Glen Road to the west of Weetwood Lane. In the 1960s, the Council constructed further houses on Hollin Drive extending Weetwood Avenue along the boundary with Meanwood Park.

### Character of the area

The southern part of Weetwood Lane is generally more built-up than the northern part, though it still presents a landscape-dominated character. Although the nineteenth century stone and brick development emanating from Far Headingley proper began the process of development here stone buildings at Weetwood Lane Farm and on Weetwood Mill Lane are reminders of an earlier agricultural and industrial era. The southern part of Weetwood Lane is fairly wide with generous grass verges, before it narrows round the tight bend to the north.

Where the earlier villa properties were built in stone, the 1920/30s houses in the Hollins are mainly well-proportioned semi-detached two storey family houses, largely rendered with some stone facings; roofs are gabled with generous eaves and red Rosemary tiles (many sadly replaced with concrete). Because of the topography, many properties have a steep slope either front-to-back or side-to-side, giving interesting elevations and aspects. Some have been sensitively extended and more have roof lights added: there are some dormers, but these generally do not fit in well with the style of building.

Everywhere there are trees: sometimes planted in verges, most often in the generous gardens. Boundaries to the street are various species of hedges or hedges above low gritstone or brick walls. The older gritstone walls with semi-circular cappings, which line most of Weetwood Lane as well as the south side of Hollin Lane and the boundary to Meanwood Park, are a particularly important feature in the street scene. Many of the streets also have gritstone kerbs – some unfortunately replaced by concrete.

While Otley Road to the west is the main north/south route for traffic, Weetwood Lane provides a secondary route through the centre of the area. Glen Road connecting these two routes is subject to severe rush hour congestion and day-long parking in connection with commuting and the Leeds Met University campus opposite. Richmond House School on Otley Road now has dedicated parking and set-down/pick-up areas, accessed from Glen Road, which have reduced, but not eliminated, that contribution to congestion.

Though on the edge, the Meanwood Valley is an important feature of the area and Meanwoodside, connecting with the grounds of the Hollies, is publicly owned and accessible with a variety of flora and fauna. Owing to the topography, access across Meanwood Beck is only by foot or cycle paths; it is absolutely essential for the character of the area that this is never changed. Currently, the broader parts of the valley floor are given over to recreation (municipal parkland, sports grounds and allotments), and there is a large and well-valued sports field on the upper level (Glen Road).

There is a very wide range of accommodation in this small area which enables people to move to suitable accommodation as their needs change during their lifetime, but to remain within the local area. It is hoped that the recent controls over conversions to houses in multiple occupation will reduce a trend which causes concerns that the character of the the area and its quality of environment may be adversely affected. As it is, the area is known to be a very desirable area in which to live, bring up a family and spend retirement and the population is therefore very stable.



### Key positive characteristics

- Variety and quality of both built and natural environment in a small area
- General feeling of spaciousness and calm
- Variety and prevalence of pleasing views and vistas throughout
- Private and public open spaces including wide verges and green areas within highway land, providing green lungs locally and for the City in general
- Wealth of mature and specimen trees, with associated greenery
- variety of hedgerow species providing colour contrast and variety throughout the year
- Wealth of ancient features: stone boundary walls and buildings
- Wealth of footpaths and bridleways through the area and connecting to the City and countryside
- Very limited commercial activity

### Listed Building

- The Farm, Weetwood Mill Lane
- 1672 Doric Column, Northwest end of Meanwood Park
- 1672 Doric Column, South-west end of Meanwood Park
- Weetwood Manor, 37 Weetwood Court

### Buildings and features of interest

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• 38/40 Weetwood Lane/2 Hollin Lane (old schoolroom)</li> <li>• 1- 9 Glebe Terrace</li> <li>• Glebe House, 10 Glebe Terrace</li> <li>• 2 – 16 (even nos) Hollin Lane</li> <li>• 18 &amp; 20 Hollin Lane</li> <li>• Hollin Lane Farm</li> <li>• Hollin Hall (Weetwood Primary School)</li> </ul> | <ul style="list-style-type: none"> <li>• 25 Weetwood Lane</li> <li>• 49/51 Weetwood Lane</li> <li>• 59/61 Weetwood</li> <li>• Coach House, Hollieside, Weetwood Garth, Weetwood Garden House, Weetwood Farm Cottage on south side of Weetwood Mill Lane</li> <li>• Glen Road sports field</li> <li>• The Paddock, Hollin Lane</li> <li>• Tetley's Fields, Weetwood Avenue</li> </ul> |
|--|--|

### Weetwood: Hollins and Weetwood Lane (South) Management Plan

- Maintenance of the vegetation growing along the Meanwood Park edge on Hollin Drive
- provision of additional allotments
- car parking management including extension of parking restrictions to Weetwood Lane, Glen Road, Hollin Road and St Chad's Road
- Former Weetwood Sports Ground is situated in the greenbelt, forms part of the urban green corridor network, has an N6 (Leeds UDP) playing pitch designation and lies within the Weetwood Conservation Area. These represent considerable constraints to any future development of the site.



*Late Victorian development of Glebe Terrace, facing Hollin Lane and taking advantage of the views to the north*



*Wide sweeping roads with generous grass verges and tree planting typify the 1930s development running down to Meanwood valley*



*There are occasional reminders of an earlier past, such as these converted farm buildings on Weetwood Lane*

## **HOLLINS AND WEETWOOD LANE (SOUTH)**





*The slope of the land in Weetwood Court allows views of St Chad's spire in the distance*



*A pair of houses built in the Edwardian period on Weetwood Lane with large front gardens and tree planting*

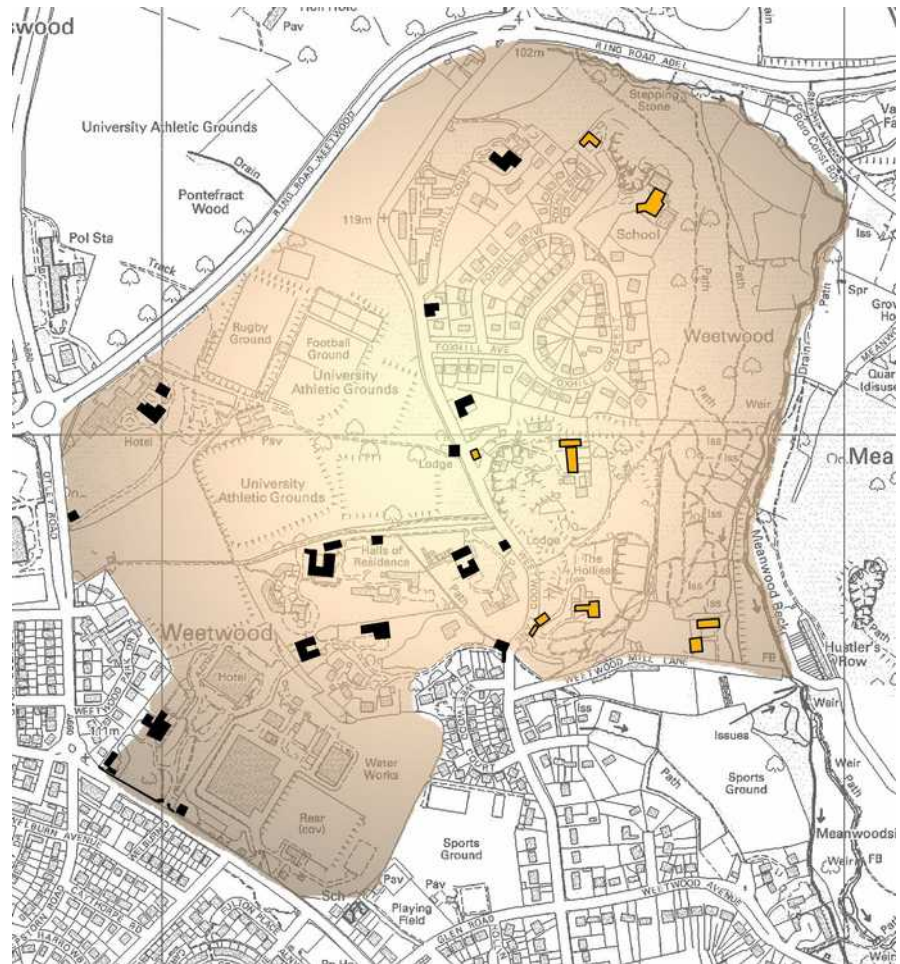


*Hollin Hall, built in the 1890's as a home for "Waifs and Strays", was extended in the 1990's to accommodate Weetwood Primary School. The recent extensions demonstrate how modern design can complement existing buildings by maintaining the main attributes of form, colour and materials and the retention of many mature trees in the grounds heightens the integrated feel of the whole*

## **HOLLINS AND WEETWOOD LANE (SOUTH)**



## WEETWOOD: HOLLINS AND WEETWOOD LANE (NORTH)



### History of the area

Most of this northern part of Weetwood had been, prior to 1850, the estate surrounding Weetwood Hall, built in 1625. In 1837, following the cholera epidemic of 1832, land on the east side of Otley Road was laid out as filter beds to purify water taken from Adel Beck into the city. This did not affect the attractiveness of the area however, and during the second half of the nineteenth century, sumptuous mansions and villas with extensive grounds were built here for the newly rich bankers and merchants of the period: Weetwood Villa, 1861, (now Oxley Hall), Spensfield 1874 (designed by George Corson), Bardon Grange 1860 (Cuthbert Brodrick), the Hollies 1860, Fox Hill 1863 (George Corson – now Moorlands School), Bardon Hill 1873. In 1929, Bardon Grange and Oxley Hall were acquired by the University of Leeds and in 1921 the Hollies and its grounds were gifted to Leeds Corporation. The grounds of Fox Hill were developed for houses in the 1930s as the Foxhills estate which was further expanded in the 1960s.

Weetwood, bisected by the narrow, winding Weetwood Lane, has a rural quality with stone-walled fields or the landscaped grounds of the largely hidden Victorian villas. Many of these villas remain but with their immediate environs largely developed, as either University halls, leisure facilities or private residential development. The

quality is mixed, but the arcadian character of the area has largely been retained.

Most of the developments have their access off Weetwood Lane, though Weetwood Hall (converted to a hotel and conference centre) and Spenfield (formerly the head office of the water company and now a hotel and leisure centre) are reached from Otley Road. The Hollies lies to the east with its entrance off Weetwood Lane. This provides a network of paths leading to the footpaths which run north-south through Meanwood Park further to the east. Footpaths also run east-west from Weetwood Lane to Otley Road by Oxley Hall. Most of the land north of Oxley Hall is now divided into playing fields, maintaining the open character of the area.

The overall impression is of broad leafy lane residential areas with occasional fine views, such as of St Chad's Church spire, of the chateau-style Bardon Towers and Weetwood Court standing out from encircling woodland, and of the Meanwoodside woods.

The majority of this area forms the Weetwood Conservation Area. The Conservation Area Appraisal and Management Plan contains more detailed description of the area and its buildings and should be read in conjunction with this document and taken into account in any development proposals.

To the east of Weetwood Lane, Foxhills is a quiet estate of some eighty detached houses built in the 1930s and considerably expanded in the 1960s. The area was developed in the grounds of Fox Hill, a substantial house built by Francis Tetley in 1863 and which is now Moorlands School. The houses are mostly of varied individual design and materials and have large gardens whilst the roads are widely verged often with trees and planting giving a leafy rural ambience. There is a single access road from Weetwood Lane and the east of the estate borders the Hollies Park with its varied wild woodland, meadows and gardens linking to Meanwood Park.

Further north, Foxhill Court leads to a mix of detached dwellings and two or three storey flats set in landscaped grounds.

### **Key Positive Characteristics**

- Arcadian character of much of the area with buildings set in substantially landscaped grounds
- The tranquil and secluded character of the area away from Weetwood Lane
- wide verges and tree planting within the highway in the Foxhills
- Attractive visual quality of Weetwood Lane
- Proximity of and connections to the Hollies and Meanwood Park as well as footpaths to Otley Road

### **Listed Buildings**

- Bardon Grange
- Coach House, stables and yard wall at Bardon Grange
- Bardon Grange Lodge
- Bardon Hill
- Former coach house and stables to Bardon Hill
- Lodge to Bardon Hill, 89 Weetwood Lane
- Gate piers, gates, flanking wall and bollards to Bardon Hill
- Weetwood Grove and Weetwood Court
- Fox Hill Cottage and attached walls and gates
- Oxley Croft (Weetwood Croft)

- Oxley Hall terrace and steps
- Coach house and stables to Oxley Hall
- Lodge, walls and gate piers to Oxley Hall
- Spenfield (Grade II\*)
- Lodge, outbuildings, piers and wall to Spenfield
- Weetwood Hall (Grade II\*)
- Weetwood Hall Lodge, Weetwood
- Lodge to Weetwood Hall, Otley Road
- Gates, piers and walls to lodge at Weetwood Hall
- Stables north-east of Weetwood Hall

#### **Other Buildings and features of interest**

- Fox Hill and outbuildings
- The Hollies mansion (at risk)
- The Hollies gate lodge and gate piers
- Quarry Dene
- Lodge to Quarry Dene
- Victoria Cottage, Rose Dene, Weetwood Terrace, Rosegarth on north side of Weetwood Mill Lane
- Stone walls lining Weetwood Lane

#### **Weetwood: Foxhills and Weetwood Lane (North) Management Plan**

- Owners should ensure that stone walls are properly maintained and repaired where necessary
- Excessive and poorly designed signage to Oxley Hall should be removed along with unsightly fence fronting Weetwood Lane
- Public footpaths and footways throughout the area should be kept clear of overgrowing vegetation which can impede pedestrians: walking on Weetwood Lane with a pushchair is very difficult
- The verge immediately opposite the entrance to the Foxhills should be cut and properly maintained
- A coherent management plan for the Hollies Park is required to reverse the recent deterioration of the pathways and wooded grounds and maintain its special character
- The Hollies mansion received planning permission in 2012 for a change of use from a hostel: the original Victorian villa to a single dwelling and the 1964 extension to four flats. Any detailed proposals for the Hollies mansion should respect the important historical context of the buildings in the park





*Oxley Hall: one of the large villas developed in the latter half of the 19<sup>th</sup> century. The architectural distinction of these villas set in mature landscapes are characteristic of this area.*



*This footpath alongside Oxley Hall connects Weetwood Lane to playing fields and Otley Road. The stone walls, mature trees and open fields provide a rural aspect to the area*



*Autumn and winter views of The Hollies, once the grounds of the house of the same name and now a public park on the slopes of Meanwood valley*

## **FOXHILLS AND WEETWOOD LANE (NORTH)**





*The tight curve of Weetwood Lane between stone walls as it passes through this area creates a distinctive character, though can be intimidating for pedestrians and cyclists*



*Foxhills Avenue has an arcadian feel with its wide grass verges, trees and variety of house designs*



*The informal landscape of the Hollies*

## **FOXHILLS AND WEETWOOD LANE (NORTH)**

## Suggestions for Improvement

There are three areas where improvements could be made – Moor Road; the shops and restaurants at the corner of St. Anne's Road and Otley Road; and the shops at the junction of Butcher Hill and Spen Lane. Suggestions for their improvement are shown on the following pages: these are proposals designed for further discussion and debate.

### **Moor Road**

The south-eastern end of Moor Road is twice the width of the north-western end, having been widened when the Moor Parks were constructed. This encourages higher traffic speeds and causes traffic problems at the acute junction with Cottage Road. The proposals for the road agreed as part of the Tetley Hall development (see page 31) could go further with arrangements to reduce traffic speed, for example, a raised table crossing and a raised table junction at Cottage Road. Increasing the footway on the south west side and reducing the carriageway, along with a 20mph speed limit, would also tend to reduce traffic speed. This also provides space for parking which could be formalised on both sides with landscaped build-outs and tree planting to provide an attractive boulevard appearance to the road.

### **St Anne's Road shops**

This could be a very attractive space with its wide grass verge and mature trees. However, the road and footways which run alongside the shops are effectively used as a single surface by both vehicle drivers, who park on the footways, and pedestrians who have to walk on the road as a result. The proposal is to pave the whole area at a single level (except for a low kerb) and mark out echelon parking bays. Bollards could define sitting out areas for the restaurants and the green verge could be enhanced with improved planting and seats. A low dry stone wall to match the recently built wall on the south side of St Anne's Road could be built on the corner enclosing the haphazard array of service boxes there.

### **Butcher Hill shops**

This is a very busy local centre with a considerable amount of car-borne traffic and no formalised way of using the forecourts on both sides of Butcher Hill. These are not wide enough to increase the amount of marked out spaces, and provide separated pedestrian zones, but the general ambience could be improved by providing a one-way system for vehicles and creating a paving scheme which gives equal priority to pedestrians. In addition a further signalled crossing at the south side of the junction would provide better access



# FAR HEADINGLEY, WEETWOOD and WEST PARK NEIGHBOURHOOD DESIGN STATEMENT

Raised table junction

raised table crossing

footway widened to 2.4m appr.

parallel parking to both sides of Moor Road

planting bays and trees with engineered load-bearing root zone

carriageway reduced to 5.5m



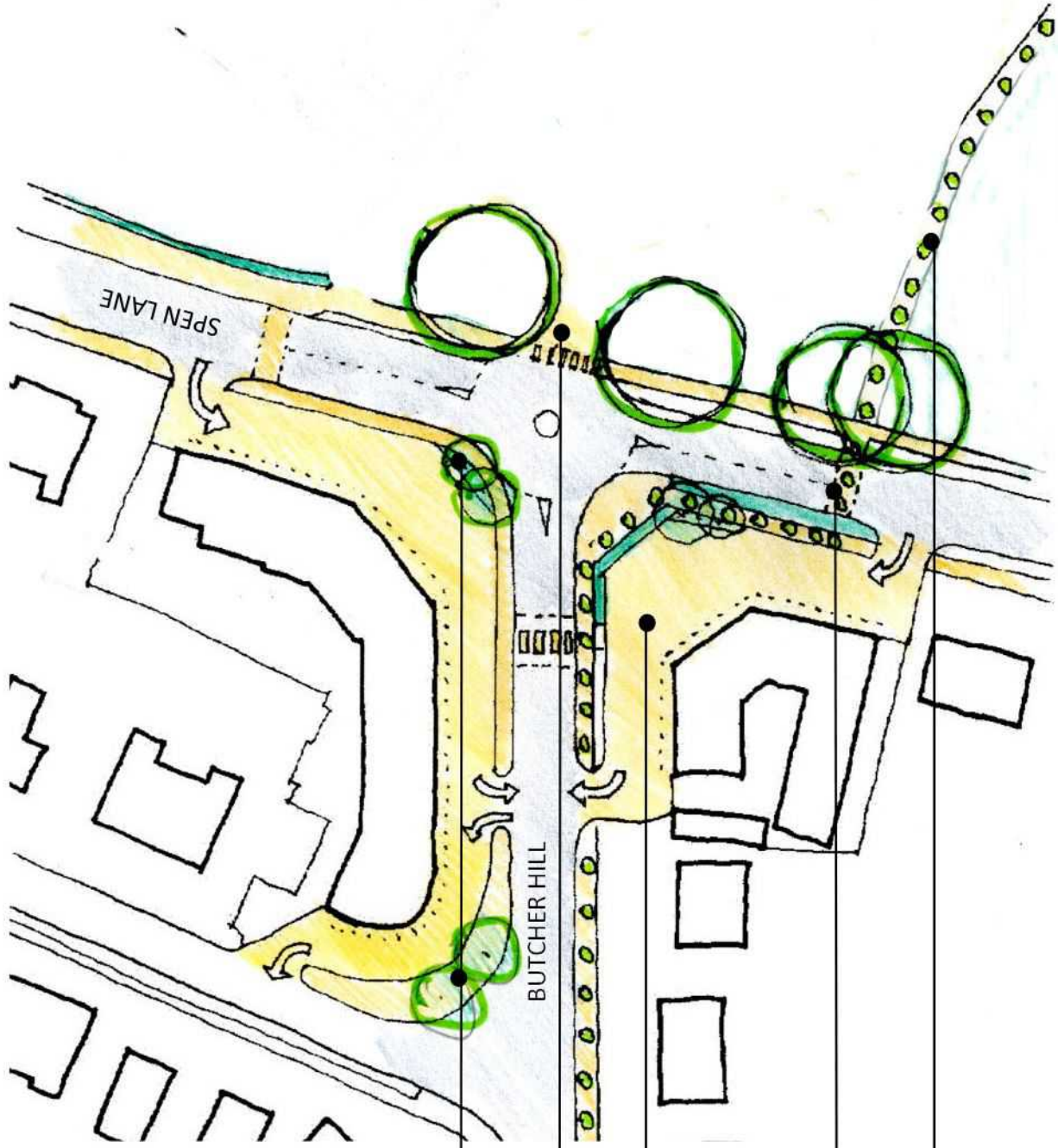




- "shared space" block paved
- bollards to define
- outdoor seating for restaurants
- parking for 20 cars
- additional trees
- clutter removed with new lighting on buildings and uplighters into trees
- dry stone wall to match existing across St Anne's Road, concealing traffic light controls



**FAR HEADINGLEY, WEETWOOD and WEST PARK NEIGHBOURHOOD DESIGN STATEMENT**



- additional trees
- new vehicular access to West Park Centre site
- paving in lieu of tarmac for cars and pedestrians, with bollarded safety area by shops. One way system for cars
- additional controlled crossing
- proposed NW Green Gateway route



## Neighbourhood Management Plan

Not everything that will improve the area can be the subject of planning policy or guidance. Whilst some recommendations for the area could be achieved quickly, they may not be in the purview of planning policy: others may only be possible when budgets and circumstances allow. Nevertheless, this overall Neighbourhood Management Plan, which applies throughout the area, together with the more site-specific character area Management Plans, outlines a number of recommendations so that both residents and statutory authorities can plan ahead.

1. Some improvements to the area can be made by the **local community and businesses** as part of their social responsibilities:
  - 1.1. Maintenance of gardens, boundary walls and fences and trimming back vegetation from footways
  - 1.2. Trees and shrubs should be retained or provided on rear garden boundaries wherever possible in order to provide for wildlife, especially birds
  - 1.3. Householders and tenants are responsible for returning refuse bins to gardens after they have been emptied and should ensure they are not stored in a prominent position
  - 1.4. Residents can assist with maintaining the image of the area by picking up and discouraging the dropping of litter
  - 1.5. Householders and tenants should refrain from parking on verges in order to prevent unsightly damage to grass and trees; and also from parking across footways, which causes an obstruction to pedestrians (see also 2.12 below)
  - 1.6. Landowners whose land contains mature trees should carry out an inspection of the health of those trees, and if found to have a limited life expectancy, should consider a programme of replacement
  - 1.7. Managers of commercial premises offering outdoor drinking should ensure that disturbance to surrounding residential areas is minimised
  - 1.8. Those responsible for grass management should allow selected areas to grow higher to allow flowering to take place, thus encouraging wildlife, making the areas more varied both visually and environmentally and saving costs
  
2. Some improvements may need to be made by **various statutory authorities in consultation with local residents** and should be included in forward programmes as soon as possible:
  - 2.1. Replacement of street trees lost through ill-health and consideration of new street tree planting where appropriate and particularly along Otley Road. Additional tree planting could be used to improve and create green corridors and improve the appearance of existing open spaces, by planting on boundaries or in groups
  - 2.2. Assessment of tree condition in the whole area and updating Tree Preservation Orders
  - 2.3. A whole area approach to restrictions on commuter parking which is now endemic in the areas outside those covered by parking permits (Beckett's Park, Churchwoods and Drummonds and West Park)
  - 2.4. Provision of a pedestrian crossing over Otley Road by St Chad's Drive to accommodate pedestrians crossing to and from the bus stop. This crossing has been programmed by the Council for the 2012/13 financial year. This is to be welcomed
  - 2.5. Improvement to footpaths and ginnels, including improvement to surfacing, better quality boundary treatments ( which could be a resident responsibility), regular maintenance
  - 2.6. Re-use of stone flags, kerbs and setts when disturbed through street or services improvements. This requires a clear policy drawn up in partnership between the Council and residents, which is carried out and enforced

- 2.7. Instigation of a traffic management audit of Weetwood Lane with consideration given to restrict heavy vehicles, reduce traffic speed and improve warning signage (the alteration to the kerb at the junction with Glen Road has been helpful) while maintaining the character of the road
  - 2.8. Monitoring and enforcement of the Article 4 direction requiring planning permission for HMOs in the area as whole. Prepare, with local residents, a map-based register of all HMOs with permission, so that residents can assist with this monitoring
  - 2.9. Introduction of 20mph speed limit in all residential streets, together with other traffic calming measures as locally appropriate following consultation with local residents
  - 2.10. Planning and advertisement regulations include restrictions on signs, including To Let and For Sale signs and should be enforced
  - 2.11. Consider use of Article 4 Directions to require planning approval for a change of window or door materials or detailing in Conservation Areas
  - 2.12. Unauthorised parking on verges (see also 1.5 above) could be reduced by addition of low knee-rail fencing, tree planting and wildflower planting where appropriate and by use of suitable enforcement procedures
  - 2.13. Continue to improve facilities for cyclists
  - 2.14. 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
3. Certain specific areas would benefit from improvement schemes to be instigated by **the local community and businesses in partnership with the Council:**
- 3.1. The street scene along the wider part of Moor Road could include footway build-outs and planting between marked parking bays alongside both sides of the road (see pp 78/79)
  - 3.2. The concrete and grass forecourt area in front of the shops at the St Anne's Rd/Otley Road junction could be de-cluttered and enhanced by replacing concrete with grass and shrubs, planting additional trees, better quality and better-sited seating (see pp 78/80)
  - 3.3. The forecourts of the shops at the junction of Spen Lane and Butcher Hill need enhancing with additional trees, new paving and bollards together with a one-way system for vehicles (see pp 78/81)
  - 3.4. Consideration should be given to the design of the area around Three Horseshoes and Weetwood Lane where it meets Otley Road.



*The Friends of the Hollies is a dedicated local volunteer group formed in May 2011 who work in conjunction with the Council's gardener in maintaining, preserving and enhancing the natural beauty of this woodland area. A good example of how the local community can work to improve their area.*

## Guidance for Development

This Design Statement is intended to give developers, property owners and householders an indication of those aspects of the area which are considered to be of importance in defining its character.

Before undertaking the design of any development, including alterations to existing buildings, a note should be made of the quality and character of the surroundings, and the question should be asked:

**“How can this development be designed to complement, enhance or improve that character?”**

### 1. General Principles

- 1.1. 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
- 1.2. Any new development and any alterations or extensions to buildings and spaces should reflect the local distinctiveness of Far Headingley, Weetwood and West Park including those positive characteristics set out in each character area
- 1.3. Any planning application in the area should be accompanied by a design analysis, setting out the thinking behind the design proposals. Any Design and Access Statements prepared for any development should include reference to this Neighbourhood Design Statement and provide a justification for the design proposal which relates to the guidance below

### 2. All New Development

- 2.1. The quality of new development should match the high standard of the traditional architecture in terms of scale, design, materials and workmanship
- 2.2. New development should respect and contribute positively to the existing context, its townscape and landscape
- 2.3. Existing views and vistas with wider amenity value within and beyond the area should be retained with new development integrating such views into the layout and taking account of any landmarks
- 2.4. New development should create its own “sense of place” which draws on the distinctive character of building layouts in the area. This includes providing good quality spaces, surfaces and landscape within the development as well as links to the surrounding area. Footpath connections should be reinforced in new development. Gated developments should be avoided
- 2.5. The design of new development should reflect its location in the townscape, thus buildings on corners or closing a vista could be designed to be noticed, whilst those which are or will be part of an existing group should be designed to be absorbed by the context
- 2.6. The character of the neighbourhood has been formed over many decades and consists of building styles and designs that reflect the period in which they were built. Modern interpretations of the existing character could be acceptable providing the quality of design is good enough. Similarly copies of previous forms and details might be appropriate, but only if very well executed using authentic detailing
- 2.7. Generally, building materials should be similar to those predominating nearby to ensure harmony and continuity
- 2.8. Windows and doors are an important feature of any building. Their size, distribution, proportions and materials are usually an integral part of the design whether they are the vertically proportioned sashes of Victorian and earlier buildings or the wide curving bays of the inter-war semis. Existing façades should be



retained in their original form, with any additions or replacements maintaining those attributes and in particular the ratio of frame to glass. uPVC can devalue the building, both visually and financially. It is rarely appropriate on listed buildings or traditional buildings in Conservation Areas and its use would require strong justification

- 2.9. Dormers, where they are a traditional feature of the area, should only be constructed if the main roof remains visually dominant. Elsewhere, they should be avoided

### **3. Alterations and Extensions**

- 3.1. The conversion of houses designed for families into houses in multi-occupation or over-intensive multiple flats is only acceptable where it contributes to a predominantly family housing mix
- 3.2. Even small changes to existing buildings can have a big effect on the appearance of the area. Householders proposing any extensions /alterations, even if they do not require planning approval, should follow the guidance set out in Leeds City Council's Householder Design Guide
- 3.3. Extensions should relate well to the existing building, reflecting its form and materials, ensuring that its original integrity is retained. They should not be over-dominant
- 3.4. Many areas in the neighbourhood consist of regularly spaced semi-detached houses. The essential characteristic of these streets are the symmetry of the pairs of houses and the spaces between them. Any side extensions should respect this important characteristic
- 3.5. Shop front design is a very important ingredient in the character of those parts of the area with shops. Designs should reflect the character of the building and take account of the design of the upper storey
- 3.6. Internal security shutters are preferable to external ones which alter the character of an area, creating a feeling of insecurity. See the Council's Shop Front Security Guide, which states that external shutters are not normally acceptable
- 3.7. Awnings and canopies, particularly curved canopies to shops are generally inappropriate. If shading is absolutely necessary, appropriately designed retractable awnings should be installed

### **4. Landscape**

- 4.1. Large garden plots, and the sense of space they create in the overall landscape, are a distinctive feature of many parts of the area and make an important contribution to its character. There is a presumption against inappropriate development in gardens where this would significantly harm local character or amenity
- 4.2. New development and maintenance of buildings, roads, footways and footpaths should respect and enhance the strong landscape character of the area, maintaining and providing traditional hard landscape features and materials, retaining any existing trees, preserving the soft landscape of existing garden areas and providing new planting which continues that tradition as appropriate
- 4.3. New development could accommodate some off-street parking if it does not compromise the provision of an expected level of planting. However, it must be accepted that Far Headingley is well-served by public transport and an increase in car space at the expense of the green character of the area would not be acceptable
- 4.4. Landscaped front gardens are an essential characteristic of the area and their gradual erosion for paved parking can adversely affect that character. The provision of additional parking in properties not originally designed to incorporate it should be resisted; any parking areas or extensive paving in front gardens should be porous or provide drainage to a soft landscaped area within the site, and retain or incorporate planting on front and side boundaries
- 4.5. Existing front boundary walls play an important part in the streetscape. These should be retained and improved where necessary and if additional security is required this should take the form of impenetrable hedge species or delicate, simple railings (depending on the character of the surrounding area) rather than timber fencing or ostentatious and/or heavy railings
- 4.6. Any proposal for major development in the area should include an assessment of its likely effect on long

distance views and no development should be permitted to break the tree-lined skyline in those views which hold considerable amenity value because of this

#### **5. Highways, footpaths and footways**

- 5.1. Wherever highway improvements are carried out they should take account of the scale and character of spaces including pedestrian desire lines, existing trees, scope for new planting, the need to reduce pedestrian barriers and signage as much as possible and the provision of attractive as well as safe routes for all highway users
- 5.2. In particular, the design of the NGT (New Generation Transport – trolleybus) route, including road widening and the overhead line system, will need the utmost care to ensure that impacts on character and on the mature treescape, grass verges and stone paved footways are minimised. Following the pre-Inquiry consultations on the principles of the scheme, consultations with residents on the details post-Inquiry (if approved) should be full and meaningful
- 5.3. Provision of new routes for underground services should ensure that scarce opportunities for street tree planting are not lost
- 5.4. Above ground services plant should be carefully located and designed to be as low-key as possible
- 5.5. Any existing stone kerbs, paving or setts requiring removal for road works or excavation should be carefully removed, stored and carefully reinstated
- 5.6. Highway verges should be protected and maintained

## Policy Status of the Design Statement

As a Supplementary Planning Document, the Far Headingley, Weetwood and West Park Neighbourhood Design Statement and forms adopted formal policy within the emerging Leeds Local Development Framework and the current Unitary Development Plan.

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

The guidelines for development within the area covered by this document conform to the policies in the emerging Core Strategy and the saved policies in the UDP as follows:

<p><b>NATIONAL POLICY</b>  <b>National Planning Policy Framework (NPPF) 2012</b></p> <p><b>Other relevant national guidance</b>  Manual for Streets (2007)  Manual for Streets 2 (2010)</p> <p><b>LOCAL POLICY</b>  <b>Leeds LDF Emerging Core Strategy</b>  Spatial Policies:  SP1, SP2, SP6, SP7, SP8, SP9, SP10, SP11, SP13  Strategic Themes and Policies:  CC3  Housing:  H1, H2, H3, H4, H5, H6, H7, H8  Employment:  EC1, EC2, EC3  Town and Local Centres:  P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12  Transport:  T1, T2  Greenspace:  G1, G2, G3, G4, G6, G7, G8, G9  Climate Change:  EN1, EN2, EN3, EN4, EN5, EN6, EN7  Implementation and Delivery:  ID1, ID2</p>	<p><b>Leeds UDP (Review) 2006</b>  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, N28, 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</p>	<p>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</p>	<p><b>Other relevant local guidance</b>  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)  Household Design Guide (LCCSPD Draft 2011)</p> <p>This is a concise list of the most relevant documents and policies. For more details please see the Local Government or Leeds City Council websites</p>
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## And Finally....

Let's hear it from the kids.

There are many good reasons why this is the sort of neighbourhood in which to nurture the citizens of tomorrow.

Pupils from St Chad's and Weetwood Primary Schools carried out projects exploring their relationship with their environment. They looked at the various attributes that a good neighbourhood should have and how their local area matched up to those ideals.

These are just some of the responses:

2. **What things do you feel are important to make you feel you live in a good place?** (Name up to 3 things, in order of importance to you.)

- Flowers and plants because you don't want a dull city!
- Meanwood park because it's somewhere to play.
- Headingley Shops (like Candy Shack)
- I think to make you feel happy you need to feel safe.
- you need you need to have shops near by and other facilities.
- If you need help neighbors will help you.

3. **Thinking of the smaller area in which you live OR of the wider Far Headingley, Weetwood and West Park area, what aspects or amenities do you LIKE MOST:**

- It has beautiful area
- It's a quiet area
- I live close to a park
- Beckett's park is lovely! It shouldn't be changed.
- The shops are a good thing to have near by. I just have to nip down a quiet road to get to the shops!
- The nature here is beautiful. There are lots of trees, especially on key streets.
- Parks nice quiet environment lots of children
- good parks cinema etc
- lots of trees

**LIKE LEAST:**

- The learners who are driving cars drive down our streets a lot.
- The road has a lot of holes in it.
- It doesn't have a lot of trees on the sides of the road.

## ACKNOWLEDGEMENTS

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