



Upper Moor Side is a place of special character of architectural and historic interest.

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



Farnley—Upper Moor Side

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of
planning decisions — 5th June 2017

Summary of Special Interest

Upper Moor Side represents the small rural and historical settlement which was once indicative of much of West Yorkshire. The special interest of the conservation area can be summarised as follows;

- Upper Moor Side has a long and varied history with late Medieval origins. The village originated as an isolated agricultural community which developed into a more industrial location throughout the 18th and 19th centuries, eventually becoming the commuter location we see today. Upper Moor Side still retains the feel and character of an independent historic village despite being located on the edge of the urban sprawl of Leeds.*
- The rural setting enables Upper Moor Side to retain the feel of an isolated agricultural village, with keys views into open countryside further emphasising this.*
- Varied and important architecture including large detached villas, terrace rows and historic farm buildings highlight Upper Moor Side as a settlement with a history of gradual and piecemeal development over a long period of time. The fact that farming is not as widely practised within the*

village as it once was, and suburban development surrounds the historic core, does not detract from the natural feel and rustic character of the conservation area.

History, architecture, the surrounding countryside and the character of space within the conservation area are all positive elements of Upper Moor Side that help to shape its distinctive character, one that is well worthy of protection.

Summary of Issues

The Upper Moor Side Conservation Area is of special architectural and historic interest which justifies its conservation area status. The area has been affected in the past by developments which may not be in keeping with the historic character.

There is therefore a need for guidance to preserve and enhance the area. The protection of the special character of the conservation area depends on positive conservation management provided in this document. The following key issues have been identified;

- Risk of inappropriate infill development.
- Inappropriate materials used on new build properties.



Mature Trees planted between stone cottages and street furniture painted black make a positives contribution to the conservation area.

- Poor choice of materials during the replacement of historic features.
- Unsympathetic road signage.
- Inappropriate development affecting important views both towards, away from and within the conservation area.



The rural setting of Upper Moor Side still reminds us that it is still an isolated agricultural village (key view taken looking east on the junction of Back Lane to Whitehall Road).

Extent of the conservation area

This conservation area review for Upper Moor Side closely follows the framework for an appraisal in the English Heritage document *Understanding Place: Historic Area Assessments: Principles and Practice* (June 2010).

The survey work was carried out between May 2014 and August 2016.

Current guidance states that conservation area boundaries must be clearly based on analysis of the architectural and historic character of the area. For this reason any boundary must reflect the character defined in this appraisal.

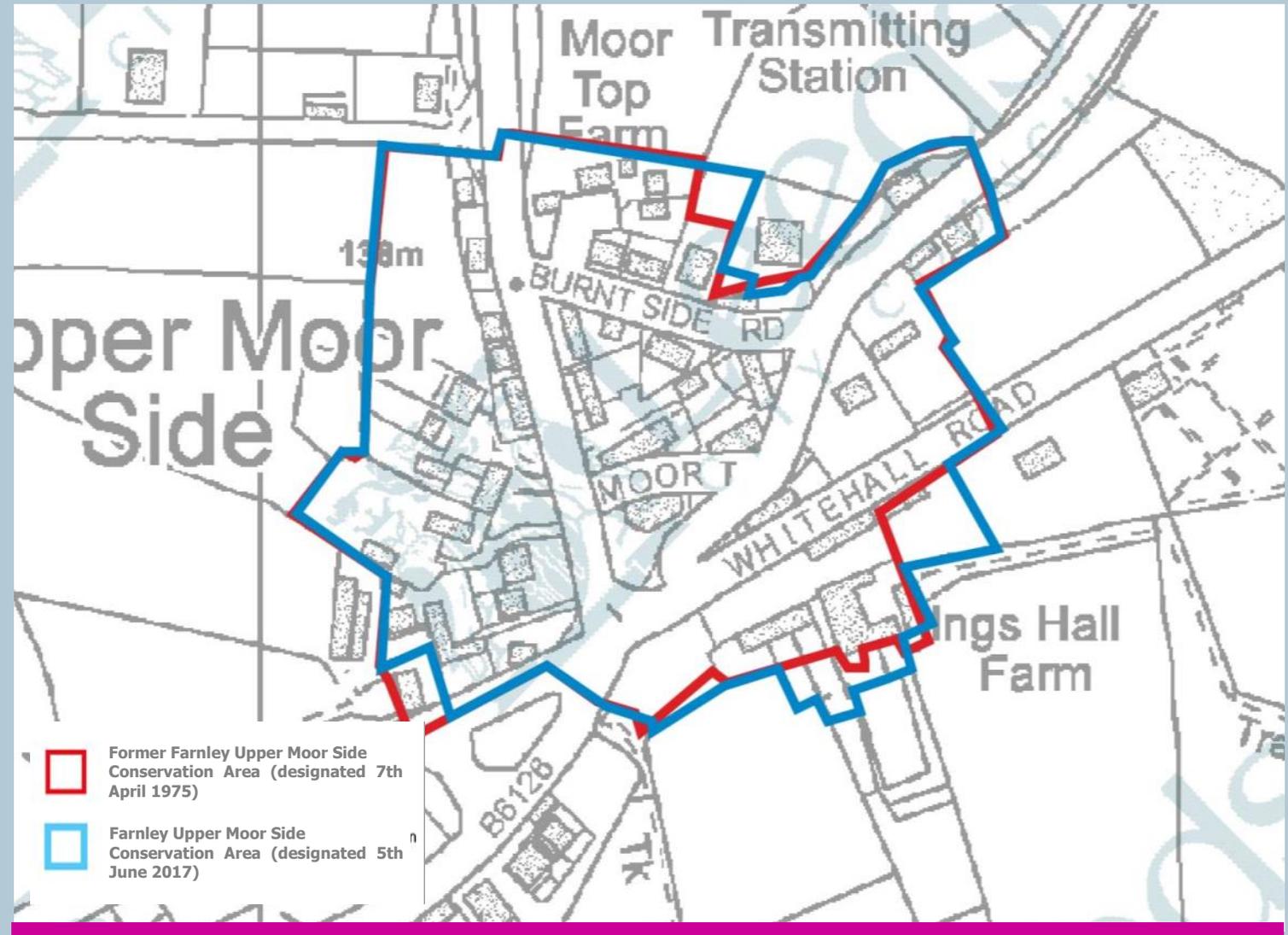
It would not be acceptable to include part of an area of a specific character and not another. Inclusion of a character area within the conservation area must depend on an analysis of its historic importance and significance.

The Upper Moor Side Conservation Area was first designated on 7th April 1975.

Conservation area designation is primarily used to set a standard of development. It is not intended that development in conservation areas is prevented altogether, but that it be monitored and controlled to ensure that proposals within or adjacent to the proposed conservation area are sympathetic to its special character, and

that it does not cause the destruction of key features that are essential to fully appreciate this important site within its historical and architectural context.

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Upper Moor Side Conservation Area former and existing conservation area (2017)

Assessing the Special Interest

Location and Setting

New Farnley is in the city of Leeds in the county of West Yorkshire. Upper Moor Side is located within the Farnley and Wortley Ward of Leeds City Council.

The site of Upper Moor Side lies within the area of New Farnley accessed via the A58 which links the site to the main Leeds ring road (on the west side of Leeds). The village is approximately five miles from Leeds City Centre making it popular as a commuter location. Upper Moor Side is centred around the crossroads of Whitehall Road with Back Lane, Low Moor Side Lane and Gildersome Lane.

Upper Moor Side is separated from the rest of New Farnley by a section of open greenbelt land and is connected to the rest of New Farnley by Low Moor Side Lane. Tong Beck runs through the valley separating the district of Leeds from Bradford. The valley also contains the historic woodland of Nan Whins Wood which was once dotted with corn and woollen mills.

General character and plan form

The conservation area of Upper Moor Side is based around the nucleated historic settlement set around the crossroads of Whitehall Road with Back Lane and Gildersome Lane. It has a

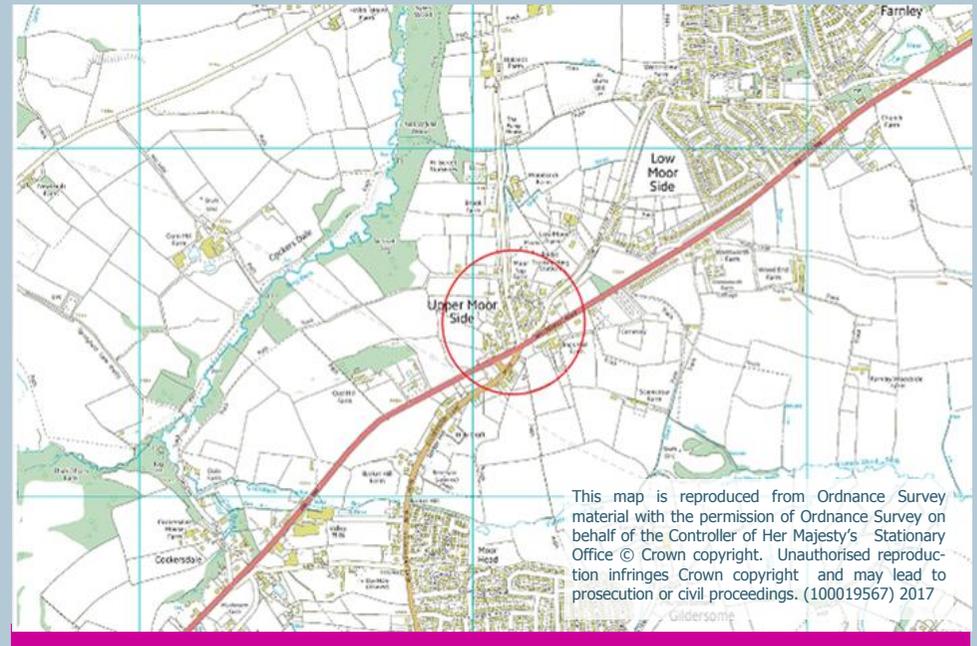
distinct grouping of historic cottages and more recent houses around the crossroads.

Much of the village today is made up of Yorkshire stone (from modern day buildings to historic cottages and farm buildings). There is very little modern development in the village and where there is, buildings have been built sympathetically to the surrounding stone cottages. This allows Upper Moor Side to retain its rural and historic character in contrast to neighbouring villages, many of which has been entirely subsumed by later development.

The area mainly consists of one and two storey cottages in stone and render with stone slate roofs, most arranged in an informal manner with a variation in chimney heights. Despite the close arrangement of the settlement there are a number of mature trees within the gardens, with dry stone walls and hedgerows adding to the character of this area. There are rows of terraced housing in brick and in stone which remain as a reminder of the 19th century mining and woollen industrial past.

Geology, topography and landscape setting

The underlying geology of this site is Lower Coal Measures (undifferentiated) comprising of Mudstone, Siltstone, Sandstone and Coal (British Geological



The Current location of Upper Moor Side and it's surrounding area.



The Lancasterian School Room is a prominent feature in the Upper Moor Side Conservation Area

Survey 2009). The bedrock was overlain by superficial deposits of Glacial Till.

The area of Upper Moor Side was surrounded by coal and ironstone mines



A mix of terraced housing from the early 20th century (in the foreground) to the late 18-19th centuries (at the back of the picture).

and shafts during the 19th and early 20th centuries. Due to its valley setting,

Origins and Evolution

Prehistoric origins

A Bronze Age arrowhead found in the vicinity of Troydale approximately 1 mile to the North West of Upper Moor Side is a possible indication of early settlement. However, at Upper Moor Side there is virtually no evidence of a prehistoric or Roman settlement. Although, the discovery of a 3rd-century coin in New Farnley could indicate Roman activity in the area.

According to local tradition, a field located at Harper Farm (just off Whitehall Road) was the site of a Roman marching camp, giving it the name 'Castle Hill'. The field name first appears in the early modern estate maps of Farnley Hall.

Whitehall Road (A58) which goes through the crossroads at the heart of Upper Moor Side is known to be Roman Road 712. A possible Roman Road was believed by Archaeological Research Services Ltd to have joined into Whitehall Road around Walsh Lane.

The Medieval period

There are examples of Saxon field names in the villages and remains of medieval ridge and furrow field systems. However, there is no archaeological or documentary evidence to support this.

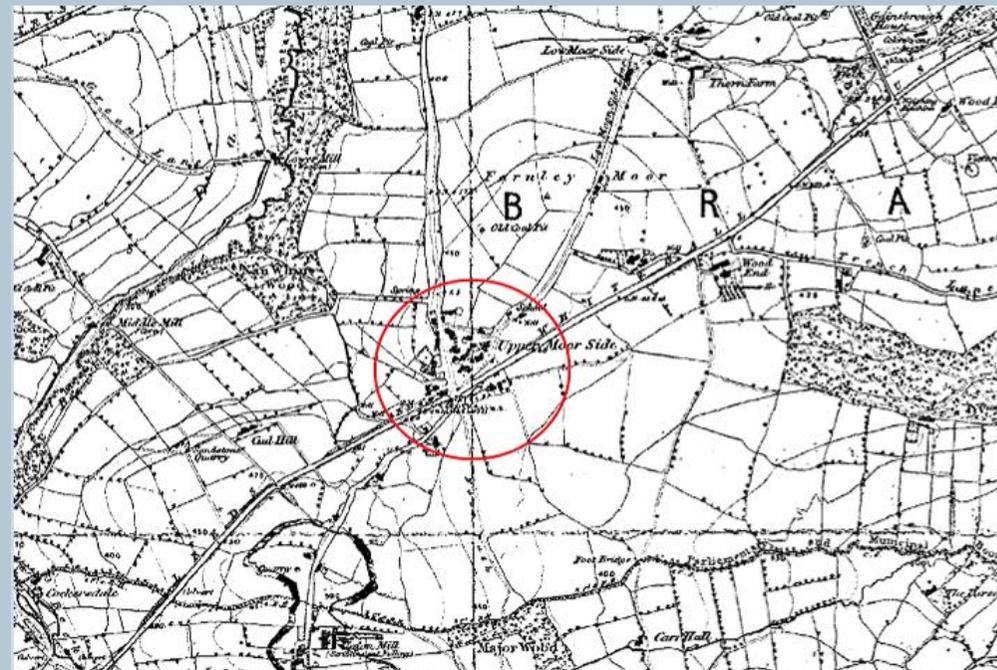
The earliest documented record of Farnley was in 1086 in the Domesday Book where it was named Fernelei and was the King's Land; Ilbert de Lacy.

The name according to sources is Old English for a 'ferny wood/clearing'. The land was then given to Swain Fitz Alric for services to the King and the estate then passed to a number of his descendants until it was distributed by marriage to Sir James Danby in 1497. The Danby's held it for about 300 years before it was bought by James Armitage.

17th and 18th Centuries

Upper Moor Side was appearing as a settlement on maps from the 17th century (when it was known as Moor Top or Farnley Moor Side). According to maps and historic documents the early settlement was an arrangement mainly of farm buildings and weaving cottages (evidence for this now can be seen through the pack horse track on Burnt Side Road and the weaver's cottages on Moor Top). The grade II listed Ings Hall and Ings Hall Barn support evidence of farming on Upper Moor Side from the early 17th century.

The deeds to the farming land of Upper Moor Side show it was purchased in 1725 and 'formerly was part of the waste (land) of the Manor of Farnley'. The village public house known as the Woodcock Inn built in 1771, is known to have had an adjacent blacksmith's forge. Before it was used as a public house it is said to have been the site of



1st Edition Ordnance Survey map of 1849-54 shows Upper Moor Side is already a small developed settlement by the mid 19th century.

the Lord's Corn Mill. The area of Upper Moor Side was heavily wooded until the 19th century and was the setting for the Farnley Wood Plot against Charles II in 1663.

Archaeological excavations carried out by Archaeological Research Services Ltd and WYAAS in 2009 revealed what is believed to be a series of small clay pits from the pre-industrial age or a very basic type of tanning pit (pre 19th century). The excavation site was on land bounded by Walsh lane and Whitehall Road.



Historic Photograph: single storey cottages on Moor Top (1700s -1800s) are a rare survivals of this type in West Yorkshire.

The 19th Century

New Farnley did not exist as a substantial village until the early part of the 19th century when Edward Armitage started the Farnley Iron Works and Farnley Fireclay. Due to the requirement for workers houses were built for them, so what had been known as part of Farnley now became New Farnley. The growth of Upper Moor Side and the area of Farnley in the 19th century were probably due to its good position for trading links including pack-horse routes, turnpike roads and the Farnley and Wortley mineral railway.

In 1870-72, Farnley was recorded by John Marius Wilson's (Imperial Gazetteer of England and Wales) as:

FARNLEY, a chapelry in Leeds parish, W. R. Yorkshire; Acres, 1, 990. Pop. in 1851, 1, 722; in 1861, 3, 064. The property is divided among a few. Farnley Hall is a chief residence. The increase of pop. arose from the establishment of ironworks, and the erection of houses for the operatives. Many of the inhabitants are employed in the cloth trade. "

In 1813, a Quaker named Joseph Lancaster, built the Lancasterian School /Mission Room and founded one of his many schools there for the education of the children of Upper Moor Side. The school room was given to the people of Moor Top when education became compulsory in 1870. In 1875

the building became derelict and was rebuilt and further extended in 1902.

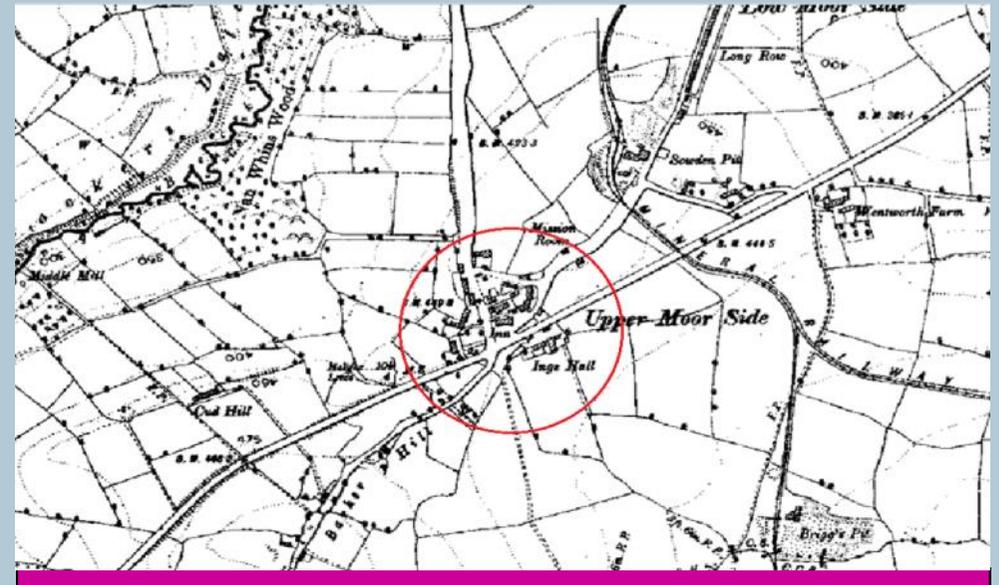
Whitaker's directories show that between 1844 and 1853 Upper Moor Side had about 10 farmers, a wood ranger, maltster, four shopkeepers, four woollen manufacturers of coloured cloth and a Carrier to Leeds. Also the licensee of the Woodcock Inn, who was also the blacksmith and boiler-maker.

By the late 19th century Upper Moor Side was in close proximity to mills, pits (the Sowden pits), coal shafts and pits and a railway line carrying minerals which ran from Low Moor Side through Low More Side Lane and onto Whitehall Road. (from the Farnley Iron Works).

In comparison to the surrounding villages, Upper More Side managed to escape much of the industrial developments of the area, including the typical brick built workers terraces of the 19th century, leaving a rather unique example of an early West Yorkshire village.

Modern developments

The village has seen very little modern development on the whole. Recent developments have been kept sympathetic to the village character and have been built in stone (the large stone villas set back from Back Lane are examples of this). The majority of



1st Edition Ordnance Survey map of 1892-95 shows Upper Moor Side's very few developments of the 19th century: note the appearance of mills and pits appearing in the landscape around.

developments are in the form of extensions to earlier buildings.

The Woodcock pub has seen much alteration in the last 30 years, the pitched roof was changed to a flat roof and the façade heavily altered with a number of extensions.

The infrastructure developments have resulted in traffic calming measures at the heart of the conservation area. This is messy and unsightly and makes a negative impact on the character of the Conservation Area.

Today Upper Moor Side retains its historic character, but there are opportunities to enhance the historic significance and beauty of the area.



Intake farm cottage is a 19th century stone farm cottage (built for Intake Farm) on Low Moor Side Lane.

Character Analysis

Spatial Analysis

Settlement form

The conservation area originally developed as a rural agricultural village set within open countryside. The development of the village started around the tree lined Moor Top, which is the oldest street in Upper Moor Side. Moor Top is a very narrow street which would have originally only been intended for horse and carts, it is a very important key view in the conservation area.

When stood at the pedestrian crossing of Back Lane to Whitehall road looking towards the Woodcock pub, the sky line of Upper Moor Side has a range of different chimney and roofs heights. There is a variety of one and two storey cottages and farm buildings which make up the settlement. The majority of the buildings are late 18th century to early 19th century with some detached stone villas from the 20th century set back from the roadsides and one cul-de-sac housing development located off Back Lane.

The majority of the buildings are arranged in an informal manner alongside the road or set back from wide grass verges.

Character of Spaces

The character of spaces in the Upper Moor Side conservation area is

abundant in variation, with open space, countryside views and different streetscapes all interacting to form an area of great spatial interest.

The spatial character within the Upper Moor Side Conservation Area is varied due to the differing layouts, boundary treatments and spaces within it. Back Lane is defined by strong build lines, whether from the boundary walls, or back-of-pavement location of many of the properties, sitting alongside key green spaces such as wide grass verges and large gardens. Glimpses of the countryside surroundings, increase the importance of the setting of the conservation area. This character of the space further emphasises the historic development of the important natural environment of the conservation area and its surroundings. Yet all around this area are glimpses through the trees and hedgerows to the expansive countryside beyond. This area has a character of defined movement, but the knowledge of it being set into open space gives the overriding rural feel to the village.

Key views

The conservation area is located on the top of a hillside creating spectacular views of the surrounding countryside. The low height of the stone boundary walls therefore means key views are not blocked out and the line of vision can run for miles on end. Heading North down Back Lane projects views of Pudsey, Leeds and Otley (in the very far distance). Whilst views south of Back Lane towards the junction with



A Victorian Villa set back from Back Lane, is an unusual brick built example in the Upper Moor Side conservation area.

Whitehall Road project views towards Bradford.

The countryside setting of Upper Moor Side means that key views all around the conservation area are of an agricultural nature, with Leeds in the distance to the south-east. This emphasises the rural and countryside feel of the historic settlement of Upper Moor Side.

Activity and layout

The conservation area is almost entirely domestic, creating a mixture of vehicular and pedestrian activity throughout. The conservation area provides through-access for many motorists, with Whitehall Road ensuring that traffic dominates much of the movement in the area.

The settlement pattern of the conservation area is a contrast between



Mature Trees along Back Lane (shading the modern developments) make a positive contribution to the conservation area.

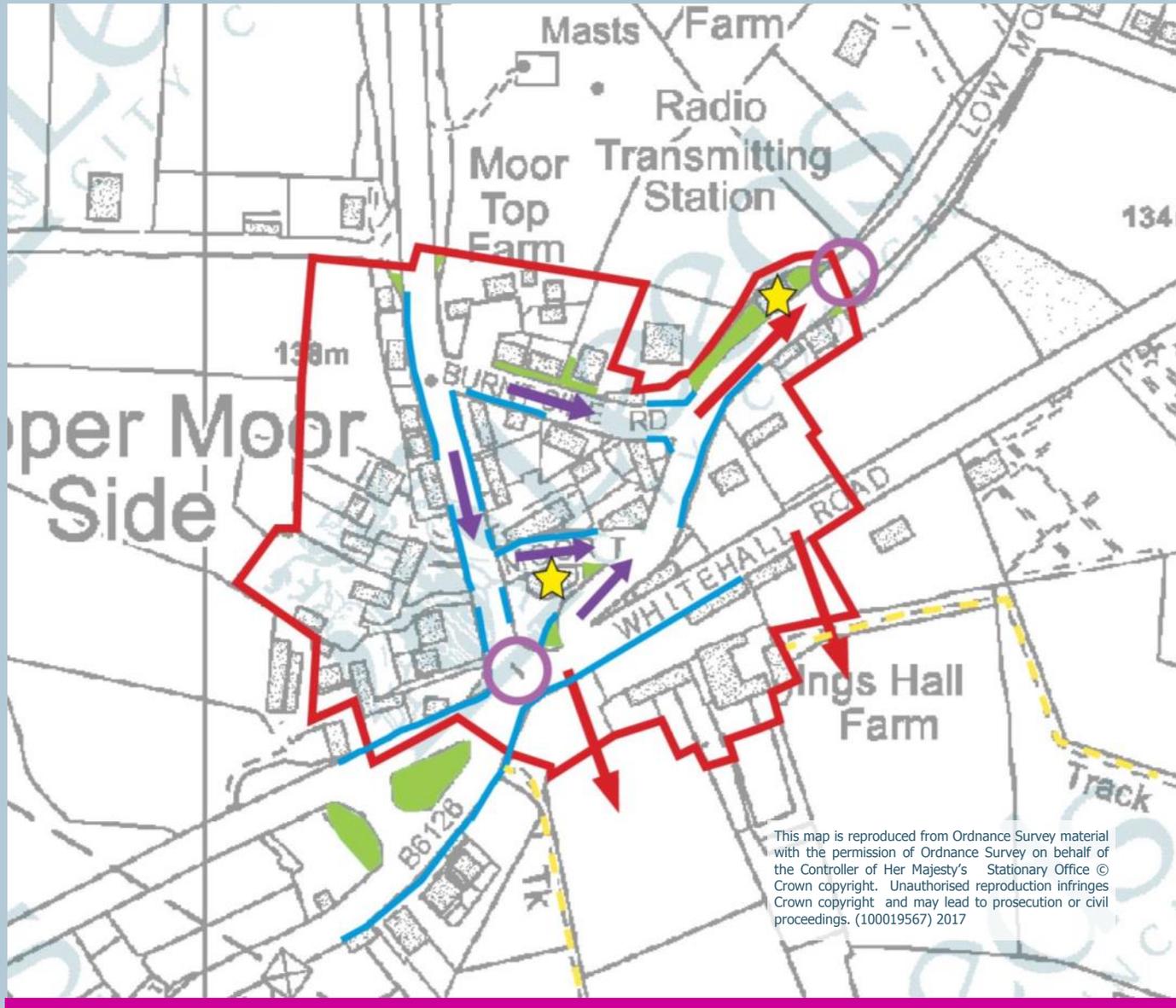
formality and informality. Upper Moor Side has a very informal layout overall due to its historic and piecemeal development, with buildings in plots of various sizes and irregularly spaced out.

Local details

As Upper Moor Side grew up as a distinctly rural location, much of the architecture is of a vernacular nature, i.e. plain and functional. Later structures of a purely domestic nature saw an increase in the level of ornate detail, as opposed to those which had an agricultural origin. Those properties with ornate detailing, and those without, are interspersed, which adds to the variation and appearance of Upper Moor Side.

Character Analysis

Spatial Analysis Map



- Conservation Area boundary
- Key Green Areas (public and private)
- Important "gateways".
- ★ Key landmark structure
- ➔ Important long distance view
- ➔ Key mid-distance view
- - - Important public footpath
- Positive boundary wall

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5 and 6 Moor Top, late 18th century, Grade II listed. Originally two cottages now one.

Character Analysis

Built Environment

Architectural characteristics

A significant feature of the Upper Moor Side conservation area is the wide range in dates of its building: ranging between the 17th century to the 21st century. There are various architectural characteristics which consistently make a positive impact on the appearance of the area;

- The design of all the structures is generally simple, with the majority of positive buildings having little architectural ornament. This lack of ornament is key to the retention of the rural and historic character and appearance of the area.
- There is variation in style and origins of the buildings, including historic farm buildings, terrace rows and large detached villas. This variation highlights the development of the conservation area from rural farming village to commuter suburb/village over a long period of time.
- Domestic properties on the whole are consistently stone, one-two storey with regular fenestration (including a significant amount of 2-part mullioned windows). Properties are arranged around various side streets in more of a random arrangement. Most are

located at the back of large grass verges set back from the pavement edge, with some set back behind historic stone boundary walls/hedgerows. There are a few rows of late Victorian terraced housing set on the edge of the road overlooking the main streets of Back Lane and Whitehall Road. However, there is a large Victorian style villa located of Back Lane which is a different architectural style to the rest of the village.

Local details

The conservation area developed originally as an extension of the Farnley Estate, with a mainly agricultural population. The detailing of the properties are typical of West Yorkshire, with variation between larger detached properties and more vernacular structures (such as the grade II listed single storey cottages of 1-6 Moor Top; which are a rare survival of their kind). Traditional timber windows and doors are present in about half of the properties and add value to the conservation area. There is UPVC present in the area which has a detrimental impact on the character and appearance of some historic properties, especially on terrace rows where consistent fenestration patterns are a positive feature.

There is a consistent use of stone boundary walls running throughout the conservation area which relate well to the rural character of the area. These



Small Terrace rows (on either side of the photograph) are one of many types of property within the conservation area.

are positive features and are very important to maintaining the appearance of the area.

Materials

The majority of the buildings are constructed of the underlying sandstone material, usually in regular courses. Boundary walls are also constructed in regularly coursed sandstone. There is very little ingress of brick and render in the conservation area, though some Victorian/Edwardian developments employ these materials which adds to the variation of the conservation area.

The dominant positive roof material is stone slate, though modern concrete and clay tiles are also present, particularly on the modern buildings. The variation in roof heights and materials adds interest to the roof-scape of the conservation area. The



Coursed sandstone together with stone slate roofs, are the predominant materials of the conservation area.

high retention of chimney stacks and pots also makes a positive feature.

Character Analysis

Streetscape and public realm

Streetscape features which are important include;

- Strong boundary treatments, particularly stone walls and mature hedgerows, create a strong build line in the streetscape.
- Mature areas of trees interspersed with the properties adds important variation to the character of the conservation area.
- The many properties which are located on the back-of-pavement create enclosed spaces and a strong streetscape.
- Variation in types, status and scale of building have a varied and positive impact they have on the conservation area.
- Strong views of the surrounding countryside add to the rural character of the area (however, in certain areas are often blocked by the amount of parked cars, especially outside the Woodcock Inn and Moor Top Motors.

The public realm elements each have an impact on the conservation area both individually and cumulatively.

- Yorkshire flagstone pavement surfacing, particularly on back lanes and former pack-horse tracks, is a very positive feature of the conservation area where present. Road surfacing the whole undertaken in concrete and tar macadam and as such has a neutral appearance.
- There is a great amount of signage in and around the conservation area (around the junction of Back Lane to Whitehall Road). This has a negative contribution on the area by decreasing the informality that would readily be associated with a historic rural settlement.

Greenscape

One of the major contributing factors to the character of the conservation area is the landscape setting. Mature trees and hedgerows in gardens and along boundaries throughout the conservation area make a positive contribution to the natural character and appearance of the conservation area.

The area has an abundance of open green space in and around it. The long grass verges make the greatest contribution to the green character of the conservation area around Burnt Side Road.

Within the conservation area the village green adjacent to the Woodcock Pub



Open views of gardens have a positive impact on the natural character and appearance of the conservation area.

also makes a positive contribution to the area by breaking up the built environment within this part of the conservation area.

The significant grassland and open space helps reflect the rural character of the surrounding countryside. Views into the surrounding agricultural fields from Whitehall Road and Back Lane emphasise the rural setting of the village.

Along Back Lane mature trees shading the modern stone building developments makes a positive contribution to the natural character of the area.



The abundance of hedgerows and trees adds interest and creates a more rural streetscape in the conservation area



The abundance of mature trees creates privacy between houses and makes a significant contribution to the conservation area.

Character Analysis

Positive buildings

The adjacent map shows the positive buildings in Upper Moor Side. The listed buildings are highlighted red and the buildings of interest in the area are coloured purple.

A building of special interest is one that makes a positive contribution to the character of the conservation area. This contribution may be in one or more of the following ways:

- Landmark buildings
- Buildings which provide evidence of the area's history and development
- Buildings of architectural merit
- Buildings with local historical associations
- Buildings which exemplify local vernacular styles
- Groups of buildings which together make a positive contribution to the streetscape

There should be a presumption in favour of the retention of positive structures in all but exceptional circumstances. Any application to demolish a positive building will require justification taking into account the considerations at paragraph 133 in the *National Planning Policy Framework (2012)*.



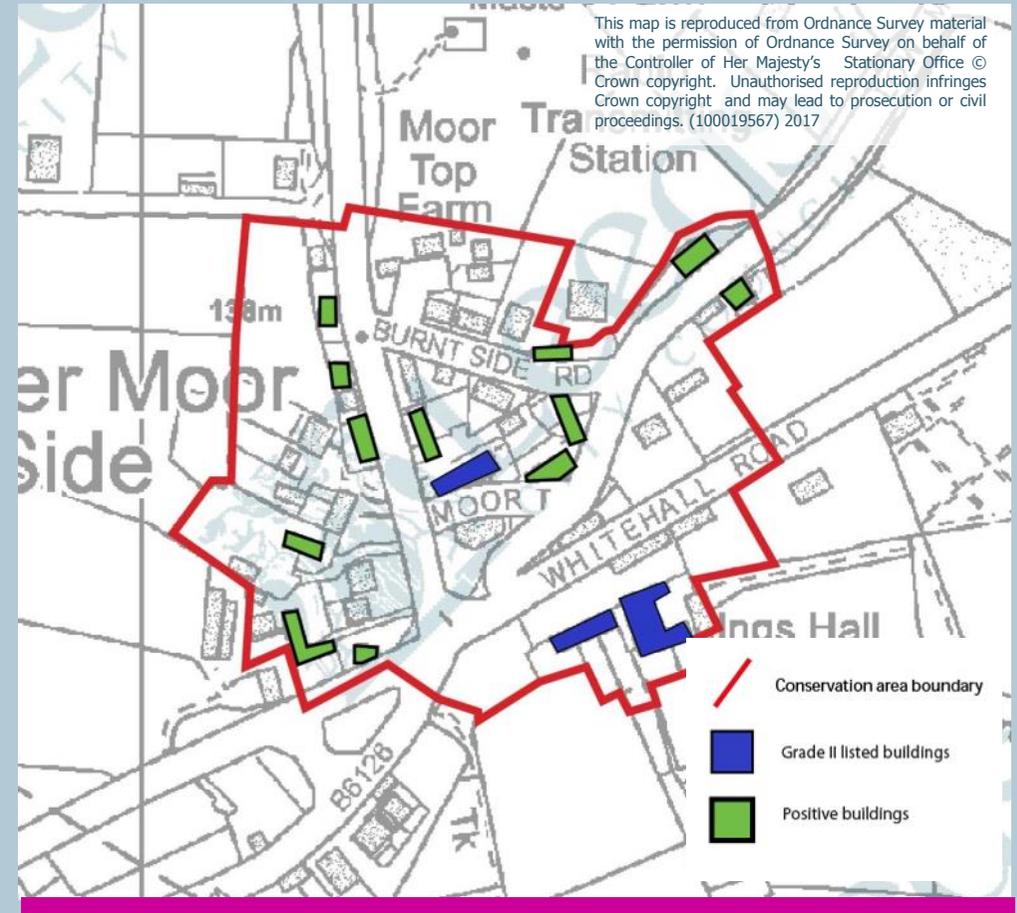
The collection of vernacular one storey stone built cottages in the Conservation Area adds historic interest.

Listed Buildings:

- Ings Hall Farmhouse (1255674) Grade 2 - c17th
- Barn at Ings Hall (1255675) Grade 2 - early c17th
- 1-4 Moor Top (1375200) cottages grade 2 – 4 cottages now 2, c18th
- 5 and 6 Moor Top (1375201) cottages grade 2 – late c18th (1-6 Moor Top are shown as one building on the adjacent map).

The Positive Buildings are:

- 1-9 Low Moor Side Lane
- Moor Top Cottage, Low Moor Side Lane
- Ivydene, Low Moor Side Lane
- Lancasterian Schoolroom, Low Moor Side Lane
- 2, Burnt Side Road
- 6-10, 15-21 and 25 Back Lane



Map of Upper Moor Side showing listed buildings and buildings of special interest in the conservation area boundary.

- Crystal Spring, Gildersome Lane
- Barker Hill Cottage, Gildersome Lane
- Stone Barn at Moor Top Motors, Gildersome Lane
- 740 and 744 Whitehall Road,
- South View, Back Lane.
- 730 Whitehall Road
- Intake Farm Cottage

All of the above buildings add greatly to the character of the Upper Moor Side Conservation Area and should be preserved to the highest ability possible.

Key Characteristics of the Area

Positive Characteristics

- The Conservation Area is surrounded by countryside and greenbelt land giving picturesque views and locations and separating it from the urban sprawl.
- A distinct characteristic of the area is the tree cover, many trees of which are protected by tree preservation orders.
- Wide grass verges along the roadsides of Burnt Side Road and Low Moor Side Lane add to the character of the conservation area.
- The predominance of stone buildings with stone slate roofs, the differences in scale of the properties and key vernacular features are crucial for the character of the area.
- The pack horse track running along Burnt Side road to Low Moor Side Lane is a key representation of the past industrial links with the village.
- Variations in roof and chimney height add interest to the skyline.
- Dry stone walls along Back lane and Whitehall road give the area a rural character.

Way to Improve Character

- The visual clutter of the traffic signals and barriers at the junction of Back Lane/Whitehall Road attracts attention away from the rural village views and would benefit from consolidation and upgrading.
- The Woodcock Inn, at the heart of the Conservation Area, has had unsympathetic alterations that detract from its positive historic character. A more sympathetic restoration would enhance the property and the wider conservation area.
- The open car park outside the Woodcock and Moortop motors can dominate key views within the Conservation Area. Sympathetic boundary treatments, such as coursed stone walling, would mitigate this impact and make a positive contribution to the conservation area.

Key ways to retain character:

- New development should be sympathetic in character to surrounding positive buildings.
- Keep the domestic scale and massing within the area (1 and 2 storey buildings).
- New build properties to be normally of one and two storeys



The original Woodcock pub built in 1771, note the surrounding brick wall still survives in parts and the arrangement of the windows (still the same as the above picture)

and employing regular fenestration.

- Spaces between buildings should be retained.
- Keys views towards open green space and rural surroundings not compromised.
- Use of millstone grit/sandstone in the construction of new boundary walls.
- Retention and enhancement of green spaces.
- Retention of the permeability and accessibility to these green spaces within, and adjacent to, the conservation area.
- Permeability through the conservation area via footpaths and green spaces.
- Continued use of traditional roofing materials with chimney



The Woodcock Pub provides a focal point for the Conservation Area, it has been altered over the years.



Hederows, verges, trees and walls all contribute to the conservation area

- stack and pots to articulate the roofscape.
- Building materials to be kept mainly in sandstone with red brick being used only in exceptional circumstances
- The retention of the trees and grass verges around the conservation area.

Management Plan— Opportunities for management and enhancement

This section highlights opportunities to further enhance the character and setting of Upper Moor Side Conservation Area. Not all opportunities for enhancement involve the reworking of an inappropriate structure, rather they can apply to street furniture, open spaces and highways issues. This list is by no means exhaustive, as conservation areas can always be improved upon.

Resistance to inappropriate forms of infill development

Future development within the conservation area needs to be mindful of the local character of the conservation area, while at the same time addressing contemporary issues such as sustainability.

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

Conservation areas are sensitive to the effects of new development. Often the infill does not take into account the scale, massing and proportion of

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

Successful new development in historic areas will:

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

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

Action: New development must respond sensitively and creatively to the historic environment. There will be a presumption against infill development which does not preserve or enhance the character and appearance of the area. New development should respond to the scale, proportion, layout, boundary features and materials of positive structures within the conservation area, as



Burnt Side Road; the mix of old and new houses together with trees and green spaces adds greatly to the character of the Conservation Area.

well as the spaces in between them and the effect this may have on the amenity of adjacent properties.

Development affecting the setting of the conservation area

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



New stone housing development on Burnt Side Road.

the impact it may have on views towards and away from the

conservation area.

Action:

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

Boundary Treatments

The Upper Moor Side Conservation Area has varied types of boundary walls (including hedgerows, mature trees, brick and iron work walls and dry stone walls) . Due to its layout and historical context and in order to retain the established character, all boundary treatments should be sympathetic with those in existence, and those which add character to the area.

Action:

It will be encouraged that new boundary treatments within Upper Moor Side Conservation Area are consistent with the traditional nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible.

Energy performance and the historic environment

Climate change and economic uncertainty has increased the need for properties, both domestic and commercial, to improve their energy efficiency by both decreasing carbon



Mature trees and stone boundary treatments are all important characteristics of the Upper Moor Side conservation area that should be retained.

emissions and decreasing the strain on fossil fuels. As Central Government’s National Planning Policy Framework states: “To support the move to a low carbon future, local planning authorities should actively support energy efficiency improvements to existing buildings”. The retention and reuse of heritage assets avoids the material and energy costs of new development. The City Council also encourages home owners and developers to find solution to improve energy efficiency. This can be undertaken by simple maintenance and repair of properties, ensuring that they are draft free and in good condition, as well as the use of micro regeneration equipment and energy renewables. Conservation areas and listed buildings can be sensitive to this form of development though, so every care should be made to ensure that the installation of items such as wind

turbines and solar panels should sit comfortably in the historic environment, and should be sympathetic to context in which they are placed.

Action:

Where permission is required, it will be ensured that the installation of micro regeneration equipment on a property does not have a negative impact on the special character and appearance of the conservation area.

Public realm enhancements

The conservation area has very little street clutter, though a specifically funded streetscape audit and rationalisation of existing signage, road markings and street furniture could identify potential areas of improvement and enhance the conservation area (especially at the Junction of Whitehall



Stone cottages hidden behind well manicured gardens are in abundance in Upper Moor Side and are an important feature of the conservation area adding greatly to the character of the area.

Road to Back Lane). Consideration should be given to the sensitive design, siting, scale and grouping of fixtures, fittings and markings.

Particular issues that could benefit from enhancement include:

- Appropriate treatment for street furniture (streetlights painted black).
- The sympathetic development and enhancement of surface treatments on public highways.
- Ensuring all public realm is consistent and uniform.
- The removal of the bollards around the Woodcock pub and the building of

a new stone wall to adjoin the remains of the original one.

Action:
Promote public realm enhancements within the conservation area as opportunities arise and funding permits. Ensure that future public realm works respect and enhance the special character of the conservation area. This will include;

- **Making sure the siting and design of road signs and street furniture in the conservation area have regard to current English Heritage "Streets for All" guidance (see references).**

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

The incremental loss of traditional architectural detailing is an issue which affects many conservation areas. Replacement of windows, doors and roof coverings with inappropriate materials, colours and designs, is negative and affects individual buildings and the wider streetscape.

Surviving historic features should be maintained and sympathetically repaired where necessary. Where historic fenestration and features have been lost in the identified positive buildings, reinstatement of appropriate, traditional detailed fittings is encouraged. By encouraging the protection of surviving historic detail and the reinstatement of

appropriately detailed fittings in the defined positive buildings, the character of the conservation area can be further enhanced.**Action:**

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

Tree management

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

A replanting strategy should also be considered in order to manage the impact of loss of trees through over maturity. This can be considered prior to the end of the life of the trees to ensure continuity. Where there is conflict between trees and boundary walls simple repairs can usually be undertaken to ensure that the trees do not need to be removed.



Mature planting along Back Lane is an important characteristic to the appearance of Upper Moor Side and should be retained and enhanced where possible.

Action:
Consideration should be given to formulating a tree strategy to protect and enhance the local green character.

Terrace Housing

The historic terrace rows are very important to the character and appearance of the conservation area. Their integrity can be compromised by unsympathetic and inappropriate alterations to detailing and fenestration. When possible in the future terrace properties should conform to the strong and consistent character which is already in place.

Action:
When possible any planning decisions relating to the change of appearance of a terrace row will take into account the character and appearance of the whole row



Upper Moor Side has a small proportion of brick built buildings, with the brick properties an increased amount of ornate architectural detailing.

and not just the individual property.

Protect archaeological remains

This area has been inhabited for over 1000 years and buried evidence of past occupation is likely to survive. Development which may disturb archaeological remains may require a watching brief to ensure the preservation of archaeological finds. Below ground archaeological interest would include the site of where Walsh Lane adjoins Whitehall Road (as is believed to be the site of a former Roman Road).

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

References

Policy and strategy documents

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Where to find out more

Local sources are:

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

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

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

West Yorkshire Archaeology Service, Newstead Road, Wakefield WF1 2DE Tel 01924 306810 email: wysmr@wyjs.org.uk website: www.arch.wyjs.org.uk

In addition, much information is available on other websites:

- Access to archives - www.a2a.org.uk
- www.heritagegateway.org.uk includes all listed building descriptions and some photos
- www.leodis.net has archive photos of the Leeds district
- www.old-maps.co.uk includes early Ordnance Survey maps.

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Finding Out More

What is a conservation area?

A conservation area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

What does conservation area status mean?

Conservation area status provides the opportunity to promote the protection and enhancement of the special character of the defined area. Designation confers a general control over development that could damage the area's character. The details are complex but can be summarised as:

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the area.
- Some minor works to houses is no longer "permitted development" and will require planning permission. Examples are rear dormer windows, external cladding and most satellite dishes on front elevations.
- Advertisement controls are tighter
- Most work to trees has to be notified to the Council which has six weeks in which to decide to impose restrictions.

- Generally, higher standards of design apply for new buildings and alterations to existing ones.

Change is inevitable in most conservation areas and it is not the intention of the designation to prevent the continued evolution of places. The challenge within conservation areas is to manage change in a way that maintains, reinforces and enhances the special qualities of the area.

What is the purpose of this appraisal?

This appraisal provides a basis for making informed, sustainable decisions in the positive management, protection and enhancement of the conservation area. It provides a clear understanding of the special interest of Farnley Upper Moor Side by:

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

This appraisal follows the current guidance set out by English Heritage in the document *Understanding Place: Historic Area Assessments: Principles and Practice* (June 2010). The appraisal is not intended to be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Planning policy context

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

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Department for Communities and Local Government, 2012, *National Planning Policy Framework*
- Leeds City Council, Unitary Development Plan Review 2006, particularly Chapter 5 Environment and Appendices A3 Building Design, Conservation and Landscape Design and A4 Archaeological Policies
- Leeds City Council, Local Development Framework, emerging framework that will ultimately replace the Local Plan as its different documents are adopted.

More background information can be found on www.planningportal.gov.uk

Community involvement and adoption

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

- A public meeting held at the Lancasterian School Room on 6th October 2016 .
- This document being made available on the Leeds City Council website.
- Posters displayed in the village.
- Advertisement in local press which appeared in local newspapers and on local and international websites (including the BBC).
- All properties within the conservation area were directly mailed with notifications of the consultation and information leaflets.

The consultation responses were evaluated and the appraisal and conservation area boundary amended in light of comments received. This document and the conservation area boundary was approved at the Leeds City Council Planning Board in January 2017, with the document becoming a material consideration when applications for change within the conservation area or its setting are considered by the Council from 5th June 2017.