

CHAPELTOWN CONSERVATION AREA APPRAISAL



Assessing and Protecting the special character of Chapeltown Conservation Area

DRAFT FOR CONSULTATION

You are invited to a public meeting to discuss these proposals in St. Martin's Institute,
St. Martins View, between 7.00 and 8.30pm on 6th March 2003

Or you can make your views known by contacting the Department of Planning & Environment
Leeds City Council (address on back page) before 14 March 2003

A final version of this appraisal will be published in Spring 2003

This leaflet shows why part of Chapeltown has a special character. You can help shape its future by commenting on the proposed conservation area which enlarges the existing St Mary's Road (Chapeltown) Conservation Area designated in 1974.

ABOUT THE PROPOSED CHAPELTOWN CONSERVATION AREA

Special character

The area of Chapeltown covered by the proposed conservation area is special because:

- It is an early example of 19th century suburban housing for the middle classes, made possible by improved transport links with Leeds.
- It is a cross section of middle class housing from the mid 19th century to the early 20th century surviving in a relatively unaltered and uninterrupted state.

- There are many good individual examples of housing and places of worship in the area, some of which are listed buildings.
- There are historical associations with important local figures such as the Lupton family and several notable Leeds architectural practices such as Chorley and Connon.

Key History

- In 1856, building started of Newton Grove on the east side of the Leeds-Harrogate turnpike (now Chapeltown Road) in the sparsely populated and largely agricultural district then known as 'Potter Newton'.
- In 1871, the Lupton family appointed the eminent architect George Corson (who two years later would win a competition for the laying out of Roundhay Park) to produce a layout for an exclusive residential development on the site of a nursery and tea gardens in the south part of their estate, Newton Park. His plan

was abandoned in favour of that by Charles Chorley who was largely responsible for the layout and the design of many of the houses in the Newton Park Estate, as it was later known, with his partner John Connon.

- By the 1880s, development started on the eastern side of Chapeltown Road and southern boundary of the Newton Park Estate along the tree lined street, Sholebroke Avenue.
- By the mid 1890s, the area seems to have become less attractive than settlements further north and the unsold plots were infilled with terraces such as St. Martin's Terrace rather than freestanding villas. By 1908, the area was almost fully developed.
- In 1920s, Newton Hall, the ancient residence of the Lupton family, which adjoined the northern boundary of the area, was demolished and the extensive grounds surrounding were built over.

During the 20th century, the social structure of the area changed dramatically. New communities settled in the area, adapting existing buildings to places of worship and community facilities.

The large villas which characterised the area were no longer suitable as single family homes and several were demolished to make way for purpose-built flats. Despite efforts to regenerate the area, it has

remained depressed resulting in a lack of maintenance and some low quality alterations.



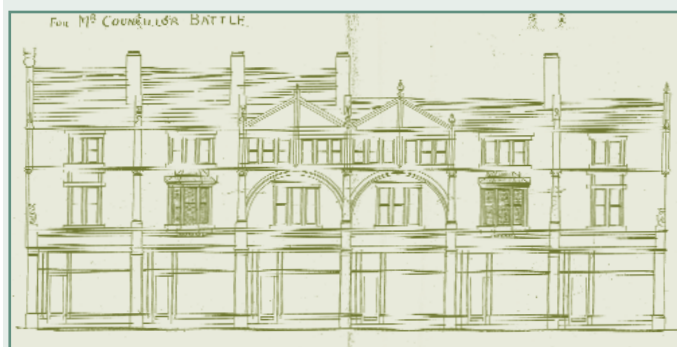
Typical villas designed by Chorley and Connon c.1880



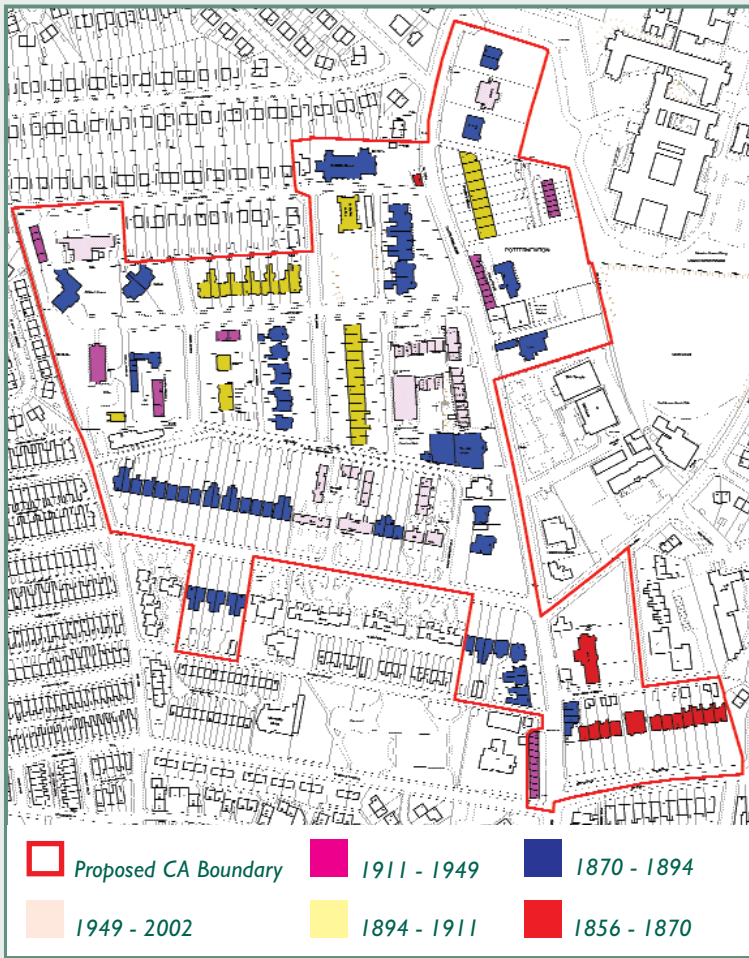
Jamaica House, 277 Chapeltown Road.
One example of traditional building adapted for a new use



Main entrance gates to Newton Hall, which was demolished in 1920's



Original drawing of shops at 168 - 176 Chapeltown Road, designed by Archibald Neill in 1890.



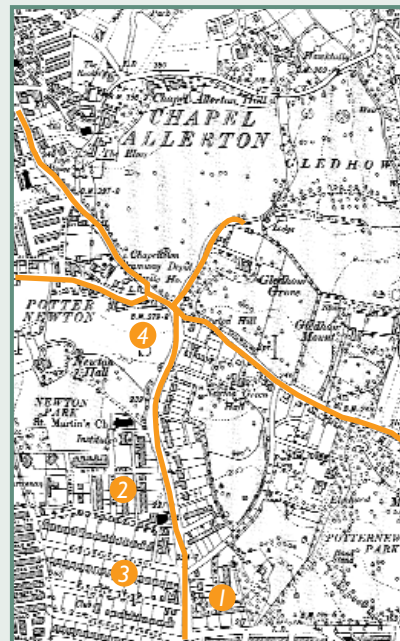
Plan showing dates of buildings



Layout of several houses on Sholebroke avenue in 1889



c. 1850



1911

- 1) Sholebroke Avenue laid out in 1880's
- 2) Newton Grove laid out in 1850's
- 3) Newton Park Estate laid out on nursery between 1870's and 1890's
- 4) Newton Hall demolished in 1920's

THE PROPOSED CHAPELTOWN CONSERVATION AREA

The proposed Chapeltown Conservation Area lies in the northern part of the Leeds Metropolitan district some 2.5km from Leeds City Centre.

- It incorporates the St Mary's Conservation Area which was designated on the 18th December 1974.
- The area is divided by Chapeltown Road which runs north-south with the Newton Park Estate on the west side and Newton Grove on the east side at the junction with Harehills Avenue.
- It is overwhelmingly residential in character, but also includes three small shopping parades and two places of worship.

Common characteristics

- Trees in private gardens and the verge of the highway dominate the scene and one of the area's main attractions.
- Layout of roads is straight, either long unbroken lengths like Sholebroke Avenue or crossed by secondary roads as in the Newton Park Estate.
- Long front gardens separate houses from the road with houses set on a constant building line.
- By modern standards, houses are very large with ridge heights of approximately 12 metres and frontages of 8 metres for terraced houses.
- Most houses are three storeys, sometimes over a basement, with the upper floor fully expressed or contained within the roof.
- Smaller scale ancillary buildings with simple forms but complementary detailing are often found to the rear.
- Materials are chiefly sandstone laid in regular courses to the walls and Welsh slate to the roofs.
- Facades are regular with a dominance of wall area over window area. Roofs are parallel to the street, sometimes broken by gables or towers. Windows, doors and eaves are often the focus of ornate detailing.
- Windows are vertically proportioned, often diminishing in size towards the top floor.

Within openings, timber sliding sash windows are the predominant window form, though the proportions and sizes of the panes sizes varies considerably.

- Front walls backed by tall hedges define public and private spaces. Ornate gate-posts give rhythm, scale and interest to the streetscene .



Entrance to Newton Park Estate



A fine terrace on north side of St. Mary's Road, probably designed by Smith and Tweedle in 1894



Eltonhurst and Oakfield on North side of St. Mary's Road are a striking pair of semi-detached houses designed in 1885



Natural materials to highway unify the Newton Park area

CHARACTER AREAS

Within the Conservation Area it is possible to define distinct character areas which share the features above but also have additional attributes which give them an individual identity.

Newton Park Estate (St. Mary's) and east side of Chapeltown Road

- Access to the Newton Park Estate (St. Mary's) is through an imposing gateway with pedestrian entrances on each side which lends a feeling of exclusivity and formality to this estate.
- Places of worship punctuate the area, providing a variation of scale and architectural character.
- Building form varies from detached and semi detached villas to elegant terraces, often standing side-by-side.
- Architectural styles vary from typical late Victorian 'gothic' villa type properties, which can be seen in many other Leeds suburbs, to more individualistic Arts and Crafts designs.
- Sandstone is mixed in some cases with render and tile hanging. St Martin's Terrace and 210-220 Chapeltown Road on the east side of Chapeltown Road form a small group of brick buildings.
- Natural materials to some footpaths and carriageways lend a sense of quality and help to unify the area.
- High stone wall on the north side of Back Sholebroke Avenue and continuing north on the east side of Hall Lane and the short stretch of lower wall north of 315 Chapeltown Road (in front of St Martin's Church) are part of the boundary to Newton Park. This is of historical interest as well as helping to give the Newton Park Estate a distinct identity.



Typical houses on Sholebroke Avenue

Sholebroke Avenue

- A strict building line creates a continuous wide strip of open space between the houses and the road, belying the close spacing between the dwellings themselves.

- Form of houses is a repeated two bay unit, either detached or combined as a semi-detached four bay villa, of two storeys with extra accommodation in the roof.
- Architectural design is very similar, comprising high pitched roofs, gables in the roof and heavy and ornate bargeboards.
- Red brick is the predominant material for walls.

Newton Grove

- Terraced form and repeated arrangements of windows and doors and details give a strong sense of order and unity to this early residential development.
- Elevations and roofs are plain with few projections except for ground floor bays and porticos.
- High stone wall fronting Harehills Avenue provides privacy and an impression of exclusivity to this fine terrace.
- Low boundary treatments between front gardens do not detract from the open space in front of the terrace and the unity of the composition.

NOTABLE FEATURES & SPACES

- St Martin's Church and Institute are prominent buildings on the west side of Chapeltown Road which can be seen from outside the conservation area to the north. Church grounds set the buildings off and provide welcome open space in this built-up urban area.
- Similarly, the former Union Chapel (latterly the Sikh Temple) is prominent because of its size and position fronting onto Chapeltown Road.
- Newton Grove, listed grade II, is a prominent feature because of its corner position, size and uniformity.
- Shopping parade fronting onto Chapeltown Road at right angles to Newton Grove (168 to 176 Chapeltown Road) is prominent due to uncommon design and bold detailing

- The entrance to the Newton Park Estate is an impressive feature on the west side of Chapeltown Road and symbolises the ambitions of the development.
- Eltonhurst and Oakfield and the terrace on the north side of St Mary's Road are exceptional because of their individuality, accomplished design and size.



Shopfronts have a major impact on the character of an area.



Stone setts and wall (right) between Chapel Road and Back Shelbroke avenue are important historical and visual features.

OPPORTUNITIES FOR ENHANCEMENT

- The setting of the conservation area on the east side of Chapeltown Road north of Brandon Way has been seriously harmed by recent development which has left a significant gap in the frontage.
- Generally, the design of most of the new buildings in the last 30 years in or adjoining the conservation area has been unsympathetic to context. Examples are the telephone exchange on the east side of

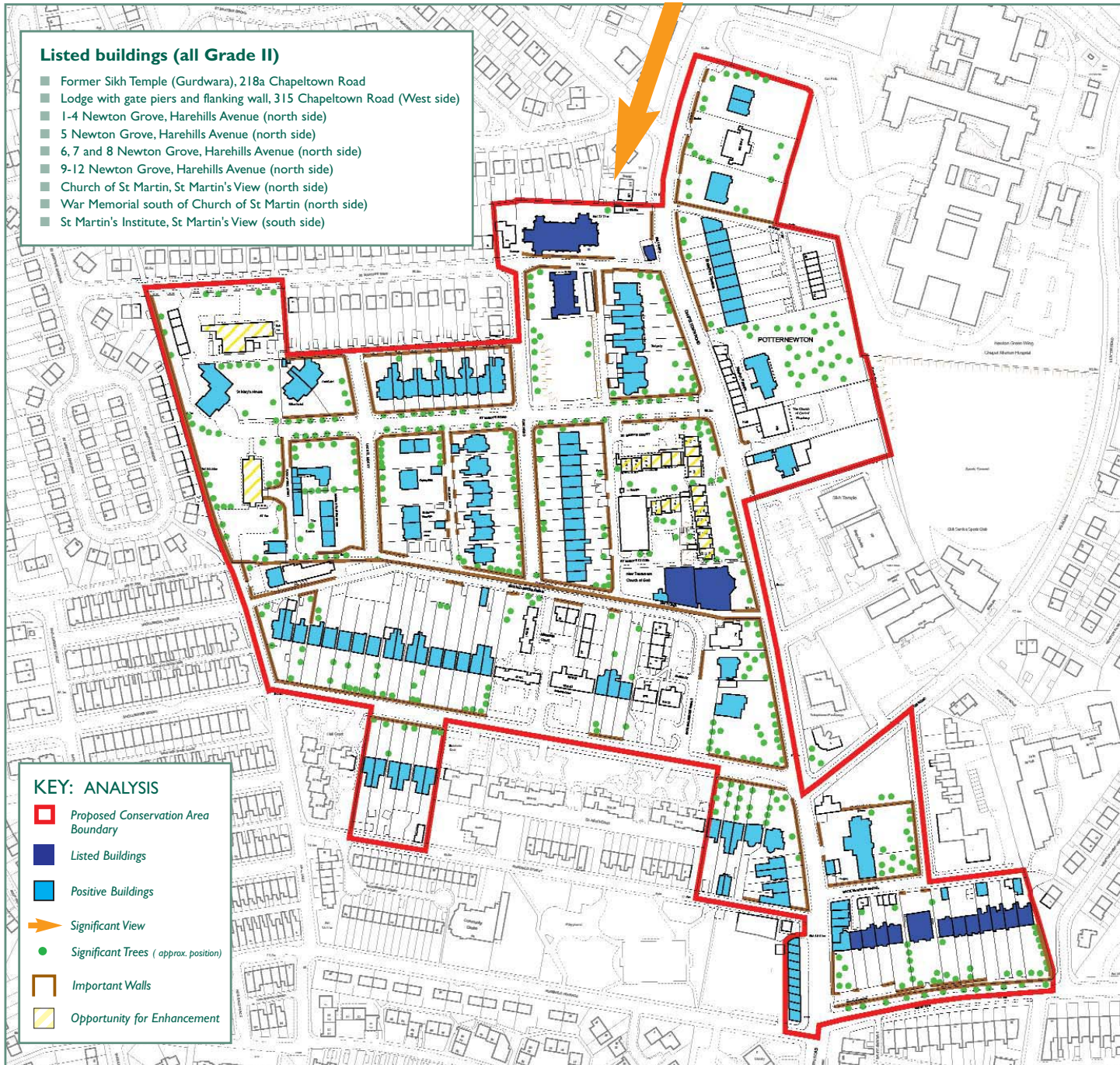
Chapeltown Road and the modern buildings in the health authority site at the west end of St Mary's Road. Redevelopment of these sites is encouraged if it would result in an enhancement of the Conservation Area and conforms with other planning policies.

- Vacancy and disrepair seem to be confined to discrete parts of the area such as the rear annexe to the former Union Chapel, Milan's Club on the east side of Chapeltown Road and isolated residences in Newton Grove. Efforts will be made to bring these buildings back into use, perhaps with assistance of the Chapeltown Heritage Economic Regeneration Scheme.
- Setted carriageways are part of the individual character of the Newton Park Estate, but are in need of repair. Similarly, the high stone wall along Back Sholebroke Avenue and Hall Lane is an important historical and visual feature which is neglected and in need of repair.
- Unsympathetic alterations to windows and roofs has harmed the character of the area. The fine terrace on the north side of St Mary's Road has been particularly harmed by insensitive and low quality alterations. Further planning controls will be considered which will bring some alterations which currently do not require planning permission under control, backed up by enforcement action to reverse harmful changes.
- Shopfronts have been altered with little consideration for the original design or the appearance of neighbouring premises. The shopfronts to the parade of shops on the east and west side of Chapeltown Road north of the junction with Harehills Avenue are in particular need of improvement.

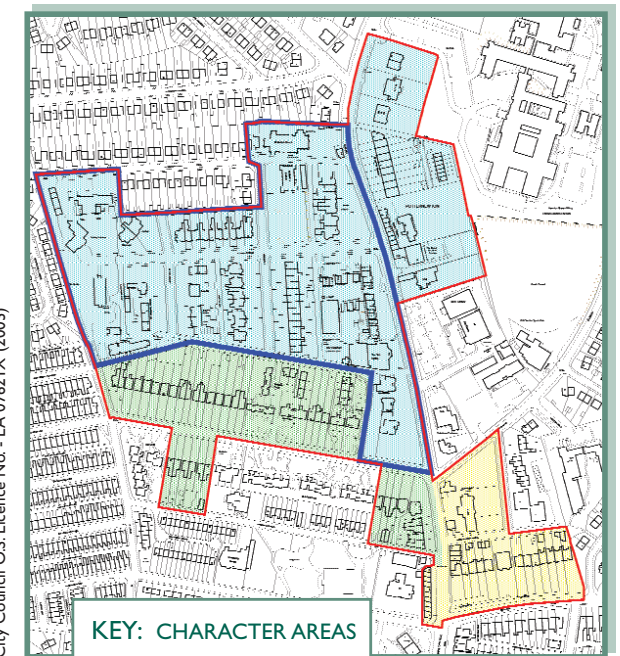


Newton Grove frontage to Harehills Avenue

PROPOSED CHAPELTOWN CONSERVATION AREA



PROPOSED CHAPELTOWN CHARACTER AREAS



WHAT A CONSERVATION AREA IS

A conservation area is a place of special architectural or historic interest which has been given protection through the planning system. There are currently 63 conservation areas in Leeds, each with its own unique character. They vary greatly in size and population, from the expanse of Roundhay Park and its surrounding housing or the extensive development of Headingley to the tiny hamlet of Woodhall Hills or the cluster of buildings at Stank Hall on the Dewsbury Road.

In all cases though the aim is the same: to recognise those characteristics that make the place special and to try to protect it from harmful change. The City Council has to give special attention in dealing with all planning matters in a conservation area to "preserve or enhance the character or appearance of the area". Everyone is encouraged to do the same, from residents to government departments.

An area is designated by the City Council following consultation with local residents and others interested in the neighbourhood. From time to time, the Council is required to review its conservation areas and make recommendations for protecting the area. This might include a change to the boundaries of the designated area, for specific planning policies or suggesting sites for improvement.

For a property within a conservation area planning controls are stronger than elsewhere. The details are complex but can be summarised as:

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the area.

- Some minor works to houses is no longer "permitted development" and will require planning permission. Examples are rear dormer windows, external cladding and most satellite dishes on front elevations.
- Advertisement controls are tighter
- Most work to trees has to be notified to the Council who has six weeks in which to decide to impose restrictions.
- Generally, higher standards of design apply for new buildings and alterations to existing ones.

A leaflet giving more information on conservation areas in Leeds is available from the City Council.

About Planning Policy

National planning policy for conservation areas is in PPG15 'Planning & the Historic Environment' and local policies for all aspects of planning are brought together in the Leeds Unitary Development Plan (UDP). In addition, English Heritage have published guidance on the management of conservation areas. Copies of these are available through the Central Library or Dept. of Planning & Environment and can also be inspected at English Heritage, Yorkshire Region, 37 Tanner Row, York YO1 6WP, Tel 01904 601901.

HOW TO GET INVOLVED WITH CONSERVING CHAPELTOWN

Two local organisations are:

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)

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Department of Planning &
Environment,
Leeds City Council, Merrion House,
110 Merrion Centre, Leeds LS2 8SH
Tel 0113 247 8000
email: builtconservation@leeds.gov.uk

Further information is available on the conservation section of the Department's website:
www.leeds.gov.uk/planning

WHERE TO FIND OUT MORE ?

About the history and features of Chapeltown

Books, articles, photographs, old maps, street directories, listed building descriptions can all help to build up a picture of the locality.

Local sources are:

- Central Reference Library (Local & Family History Section), The Headrow, Leeds LS1.
Tel 0113 247 8290
email: localstudies@leeds.gov.uk
website: www.leeds.gov.uk/library
- West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds LS7 3AP
Tel 0113 214 5814
email: leeds@wyjs.org.uk
website: www.archives.wyjs.org.uk
- 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:

- www.imagesofengland.org.uk
includes all listed building descriptions and some photos
- www.old-maps.co.uk
includes early Ordnance Survey maps

**COMMENTING ON CHAPELTOWN CONSERVATION AREA APPRAISAL
Response Sheet**

Please tell us what you think about the draft Chapelton Conservation Area Appraisal so that we can take your views into account in the final appraisal.

You can answer the questions on this form and send it to the address below or email your comments to - building.conservation@leeds.gov.uk

Do you think there should be a conservation area in Chapelton?
.....

Do you think the proposed boundary is right and if not how should it be changed? (You might want to mark up a copy of the map and send it with this sheet)

.....
.....

Have we shown those features which matter and are they correctly marked as positive, negative or neutral?

.....
.....

What should the priorities be for looking after the area?

.....
.....

Should there be tighter planning controls, for example over changes to windows and doors or over parking in front gardens? If so, what are the priorities?

.....
.....

Do you have any other comments to make on the this Conservation Area?

.....
.....
.....

(Optional: your name and address will remain confidential)

Name.....**Telephone**.....

Address.....

Please send your comments by the **14th March 2003** to
**Conservation Team, Department of Planning & Environment,
Leeds City Council, Merrion House, 110 Merrion Centre, Leeds LS2 8SH**