



Rawdon Little London is a place of special character 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.

# Rawdon Little London

## CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

Approved as a material consideration in the determination of planning Decisions - 8th June 2011

# Overview

## Summary of special interest

Rawdon Little London is made up of long rows of former weavers cottages contrasting with the large former villas and open spaces to the south of Micklefield Lane. The core of the village is a well defined, tightly knit community that retains its own distinctiveness and unique character.

The village probably originated as a small farmstead, but quickly grew into the form we can see today during the late 18th and early 19th century, largely due to the increase in the local weaving industry. Its setting looking up the Aire Valley towards the Yorkshire Dales provides the settlement with dramatic views to the North West.

The Conservation Area is divided between Leeds and Bradford Metropolitan Council and the main A658 Apperley Lane forms the municipal boundary. The scope of this appraisal is only related to the areas of the Conservation Area that fall within Leeds, although reference is made to the Bradford area for information and context.

The original tight grained terrace form is highly characteristic and dictates a special character that is possibly related to historic field boundaries. This is contrasted by the grand villas and large houses to the south of Micklefield Lane and adjoining the neighbouring Cragg Wood Conservation Area.

Later development was more ornate with grand Victorian era terraces and townhouses with bold architectural features and details.

## Summary of issues

Rawdon Little London has retained a strong historic character and most of its historic street pattern. The village on the whole retains its compact form and its own local distinctiveness.

There has been no extensive loss or damage with the exception of two key buildings, Buckstone Chapel and Sunday School that were demolished in 1992. It is important that historic architectural features are retained and appropriate materials are used in any repairs or alterations in order to preserve the character of the area.

There is also good survival of historic walling in the public realm, and historic paving and walling should be retained wherever possible and new sections of paving should be of appropriate materials.

The amount of traffic on Apperley Lane creates noise, heavy traffic and pollution and effectively splits the village into two by fast moving vehicles.

The settlement has had to accommodate some modern infill development over recent years, much of which is relatively sensitive, but there are some new build elements that detract from the area. It is important, therefore, that all new build schemes



Above: Traditional weaver's cottages in Rawdon Little London.



should be responsive in terms of form, materials and local character and be based upon sound understanding and analysis of the Conservation Area.

Top and Left: The proud Victorian terraces along Micklefield Lane. Above: Lane Head House, once the Steward's house for Esholt estate.

## Extent of the Conservation Area

The Rawdon Little London conservation area was first designated in 1973. The area is bisected by the Leeds/Bradford district boundary and as such the village actually straddles two Conservation Areas. One within Bradford and one within Leeds. The Area Appraisal respects this and, whilst acknowledging the area within Bradford, the focus of the Appraisal is confined to the Leeds District area.

Current guidance on conservation area designation suggests that area boundaries should be clearly based on analysis of the historic character of the area. The boundary of the conservation area has followed the character areas defined in this appraisal.

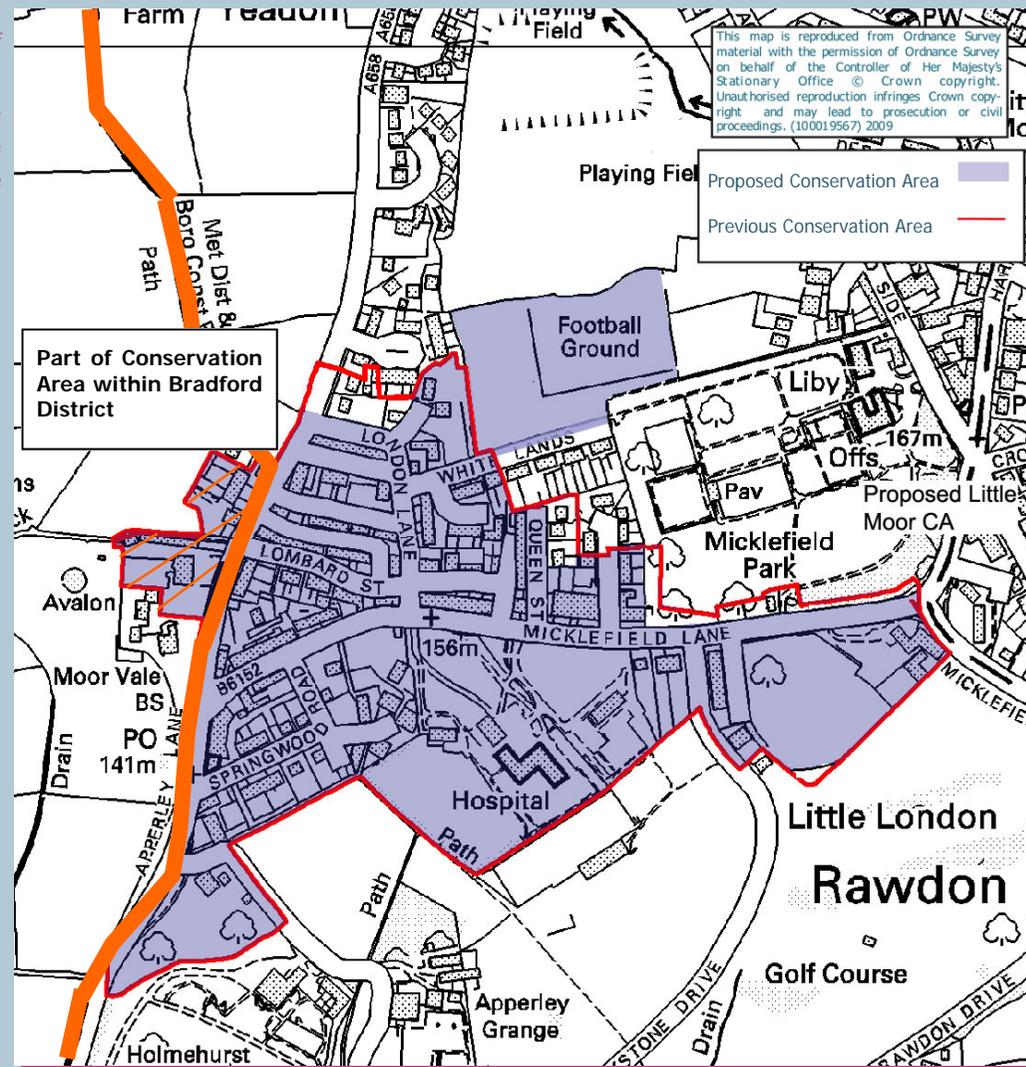
Each of the character areas set out in this report are of sufficiently high quality and historic significance to be included in the conservation area.

The previous and revised boundary are shown on the map, right. The key elements are:

- Encompassing the historic core of Little London around London Lane and Lombard Street.
- Regularised boundary to remove inappropriate development within the CA.
- Boundary ensures clear definition between Little London and the

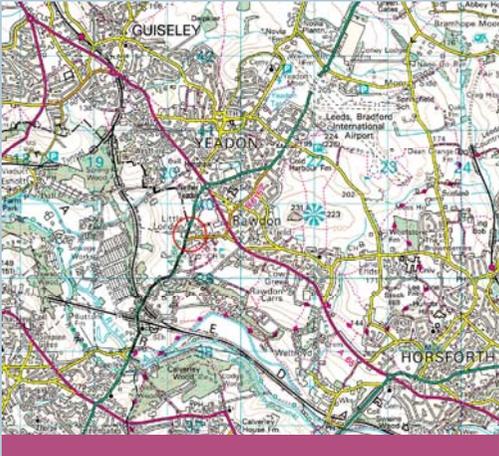
adjoining Conservation area of Little Moor.

- Includes playing fields to the north of the village where ridge and furrow and tenter fields have been documented.



Former conservation area boundary of 21st March 1988 shown in the red line and the 2011 revision shown shaded blue.

The revised Conservation area encompasses the playing fields to the north where historic ridge and furrow and evidence for tenter fields have been found. The area is also an important local amenity area.



## Location and context

### Location and setting

Rawdon Little London is situated on the boundary between Leeds and Bradford, 8 miles northwest of Leeds City Centre, with a prominent location on the south facing plateau of the Aire Valley. It is a modest, compact village whose size and appearance is dictated by the roads Apperley Lane and Micklefield Lane as well as the surrounding rural countryside. The village is predominantly residential but there is an unfortunate lack of local facilities within the village. Most services being now catered for in the nearby Little Moor or the larger towns of Guiseley and Yeadon.

### General character and plan form

The village is defined by its location around the two main thoroughfares of Apperley Lane and Micklefield Lane. The result of which creates a very

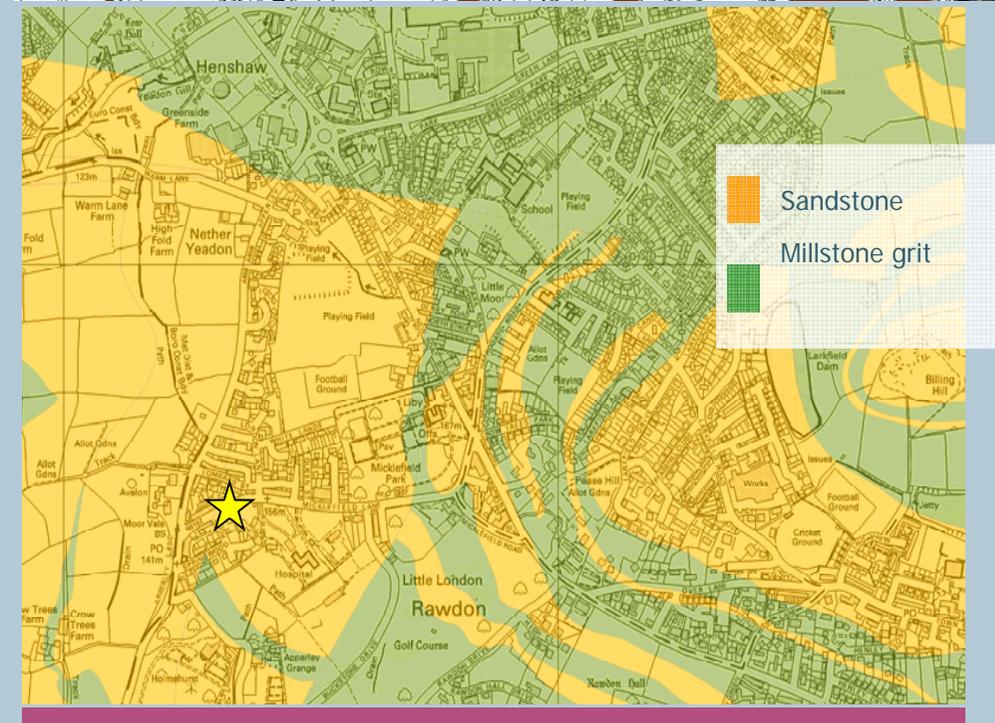
defined, legible form with three clear gateways into the CA that offer fine views into the area. The core of the village is formed by the tight grained vernacular of weavers' cottages, that grew up rapidly in the early 19th century, and developed along terraced lines largely at right angles to Apperley Lane. London Lane subsequently appeared sometime before 1821, connecting the local quarry and works onto Micklefield Lane and thus formed the axis around which the core of the village developed.

### Geology, topography and landscape setting

The geology underlying Little London mostly consists of carboniferous sandstone with Millstone Grit sandstone located to the north. The Sandstone was exploited with at least two quarries known to exist within or very near to the Conservation Area.

Little London occupies a spur of high ground in a dramatic position above the Aire valley. Cragg Wood tumbles down to the south and to the west can be found the Esholt estate. To the north east the land rises gradually and culminates in nearby Billing Hill and the moors above Yeadon.

Right: Contour map shows the topography of Rawdon. From the slight spur where Little London sits, up to the high point of Billing Hill. Below this is the geology map showing the natural resources that were used as a ready source of building material.



# Historic development

## Origins and historic settlement

There is no recorded evidence to date for prehistoric activity within Little London itself although there are records of local finds from the wider Rawdon area. Perhaps the most magnificent of these was a gold torque found in 1780, *"On the lofty ridge of Billing"* according to Dr T.D Whitaker's 'Leodis in Elmete' (1816). Other features of interest include a decorated rock within a garden in the Cragg Wood area that appears to date from the Bronze Age.

Rawdon is mentioned within the Domesday Book of 1086 under three slightly different names. It also appears that the manor was connected with Bolton Priory. There may also have been a relationship with the Esholt Nunnery as well as Kirkstall, and even Fountains, Abbeys.

Early cartographic sources, such as Jeffery's map of 1775, indicate a small number of buildings were present within the CA prior to the 19<sup>th</sup> century. One of these buildings is probably Lane Head House which dates from the early 18<sup>th</sup> Century. The topography of Little London on a clear promontory is also shown.

The enclosure map of 1805 depicts the area as largely rural, although the roads, now called Micklefield Lane and London Lane, have their modern courses and there is a cluster of

buildings called "London Square" at the right angle at the north of London Lane. Other smallholdings surround a parcel of land originally called 'The Intake' (a 16<sup>th</sup>-century place name meaning 'land taken in from the waste') but apparently changed to 'London Field' in 1826 and built up by 1838. Other field names changed in 1826 close to London Square include London Close and Back of London. The local historian D.C. Willcock states that one theory to the name Little London comes from a local man who had been to London in the late 18<sup>th</sup> century and was impressed enough to name the London Square development after the city.

The 1838 tithe map (held in the Borthwick Institute archive, York) provides the first known evidence for the place name 'Little London', where it is used to refer to the farmstead (formerly known as 'Mint Mill' (1797)) and outbuildings located north-east of 'London Square'; these buildings are today known as 'The Grove'. However, only ten years later, the 1<sup>st</sup> Edition, six inches to the mile, OS map (surveyed 1848, map sheet 202) refers to the whole settlement as 'Little London'.

The oldest standing building within the CA (located within the Bradford District) is Lane Head House, which dates from the early 18<sup>th</sup> century (c.1710-20) and is Grade II listed. It is thought, by English Heritage, to have been built as the steward's house for the Esholt Estate. This would make some sense in the fact that the house overlooks the landscape of the estate. It is a fine,



The 1775 Jeffery's map showing Little London and its environs.

substantial house built of coursed gritstone, with an c.1800 extension. Other 18<sup>th</sup>-century domestic buildings within the CA, which still survive, include Lane Head cottages (formerly service cottages to Lane Head House (also listed Grade II) Smithy Hill Cottages (c.1750), 'The Grove' (1797), and the 'Folly' (late 18<sup>th</sup> century, listed Grade II with Burwood Cottage). Westfield House.



The early 18<sup>th</sup> Century Lane Head House.

# Historic development

## 19th Century

The village expanded rapidly in size during the early 19<sup>th</sup> century, due to developments within the local textile industry, and by the 1830s the majority of the buildings within the village were related to the hand-loom weaving industry in some way. The name Clattergate was used to describe the lower half of Micklefield Lane and may suggest that the junction was just as busy as it is today! The weaving industry seems to have become the 'bread and butter' of Little London in the same way as it was in the surrounding settlements, with many cottages given over to the industry before the area became fully mechanised, and several cottages have larger windows to the upper storey's to allow more light to the work rooms. The 3-storey building in London Lane (facing Whitelands) is said by Willcock to have been a warehouse and Willcock also identifies a pre-1838 building (now a house) on the South side of Micklefield Lane with a "taking-in



View along Whitelands towards the old weaver's houses.

door" as originally a warehouse. In the 1851 Census, 85 cottages are listed in this area, with 110 occupiers describing themselves as weavers.

A small sandstone quarry is shown on the First Edition O.S. map at six inches to the mile (map sheet 202, surveyed 1848) North of The Grove and South of Westfield House. Willcock suggests that much of the building stone for Little London probably came from this quarry.

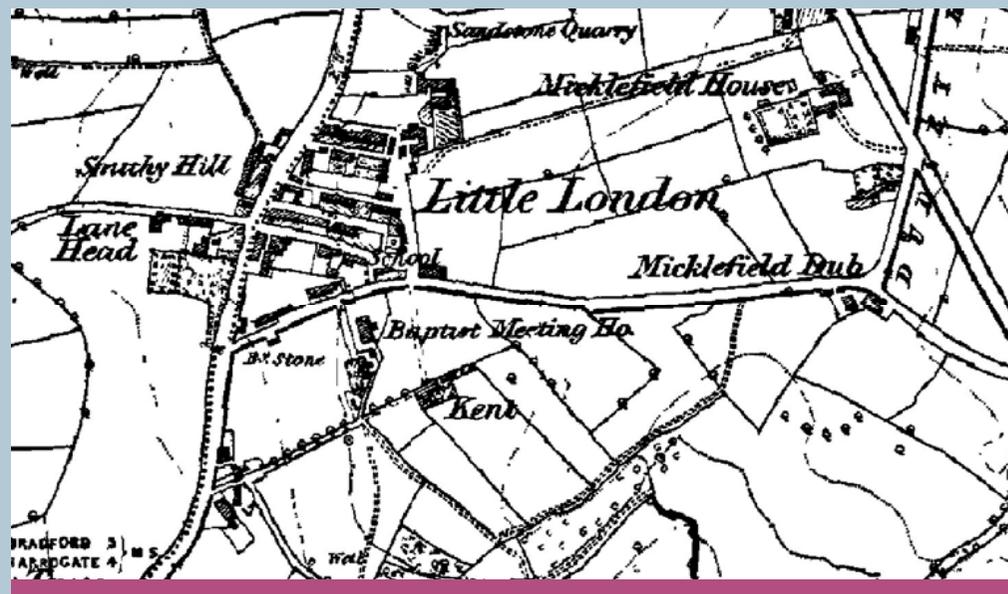
## Religion and Community

As with the rest of western Rawdon, the influence of Quakers and Baptists is evident within Little London. The 1<sup>st</sup> Edition OS map (1848) shows a Baptist Meeting House to the South of Micklefield Lane (now demolished), and a school (also on Micklefield Lane) which had been funded by a Robert Milligan. This 'British Training School' later became the Rawdon mechanics Insititute. The Baptists of Little London built a new Sunday School in 1884 but for a time they also used the school buildings. Willcock suggests that a blocked Venetian window in one of the Smithy Hill cottages is similar to the Venetian windows on the West side of the quadrangle at Woodhouse Grove School in Cragg Wood and suggests this may be due to a common Quaker influence.



Left: A detail of the 1775 Jeffery's map showing the topography and location of Little London. It clearly shows Rawdon Billing, Lane Head House and the former Baptist Meeting House on Micklefield Lane.

Below: The early layout of Little London with its compact form clearly defined by Micklefield Lane, Apperley Lane and London Lane. Much of the surrounding land either belonged to the larger houses or institutions or was used for quarrying purposes thereby containing the extent of the village at this time of rapid expansion.



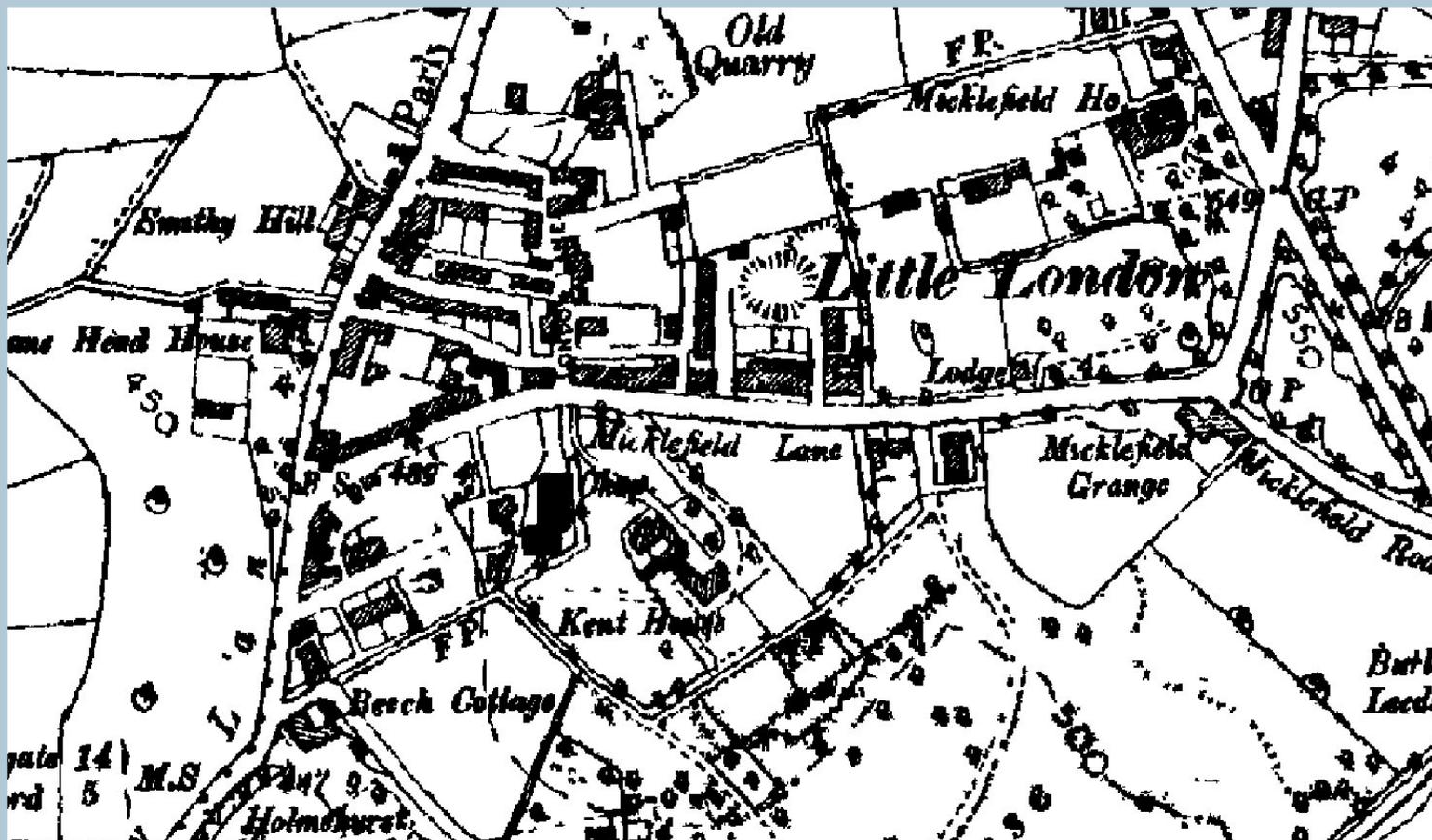
## Historic development

The village has always retained a strong relationship with the rest of Rawdon and one instance of celebration is illustrated by the end of the Crimean War celebrations, in 1856 when the whole community walked in a procession from Town Street, to Hall Lane, Low Green, Little London, Benton, New Road Side, Little Moor and Canada before returning for fireworks at 7pm on Larkfield.

### Into the 20th Century

The settlement grew further still in the late 19<sup>th</sup> Century with larger, more 'polite' Victorian terraces being built. Of these, Upper Lombard Street, King Street, Queen Street and Salisbury Street, as well as the terraces fronting to Micklefield Lane came following the auction of William White's estate in 1863. The terraces of Springwood Road appear visually later still and were constructed in 1890 to the designs of George Foggit. These properties were served by a variety of local services including the public house, post office, doctors, grocers, 2 butchers and the wonderfully ornate draper's shop at 'West View' (1870/80).

This marked the limit of Little London's expansion due to the surrounding estates of local landowners that surrounded the settlement on all sides. This character still survives and has largely dictated the form of Little London, with the exception of the lands to the northern end of Apperley Lane where the owners of Westfield House



Ordnance Survey 2nd Edition 1894. The compact form of Little London is still clearly visible with the exception of new development along Micklefield Lane, Upper Lombard Street, King St, Queen St and Salisbury Street. Note the Baptist Chapel to the south of Micklefield Lane.

appear to have sold off their land to new development within the 1970's. Most new infill that has occurred, however, has been sensitive and respected the high density form, materials and character of Little London. The local shops though have been seen to be struggling over recent years, but the

proud independents still survive in the form of the pub and hairdressers as well as the parades in Little Moor just up the road.

# Character Analysis

## Spatial Analysis

### *Settlement form*

The historic core of Little London is informal in plan and the older weavers' cottages form long terraces at right angles to Apperley Lane, this form being the most economical in terms of land take. The later Victorian terraces also largely relate to the main thoroughfares. These routes congregate at certain points within the CA, but historically the junction between Micklefield and Apperley Lanes would have provided a bustling focal point for the community (hence 'Clattergate'). This focal point has been eroded through traffic paraphernalia over recent years, but the buildings still define the spaces very well and create a unique and quality sense of place and a powerful sense of arrival into Little London. London Lane also has its unique role in creating the distinct settlement form. It seems to have developed organically and would probably have always been a desire line from the mill and quarries to Micklefield Lane, as well as being a shortcut from the eastern side of the terraces to the Baptist chapel to the south.

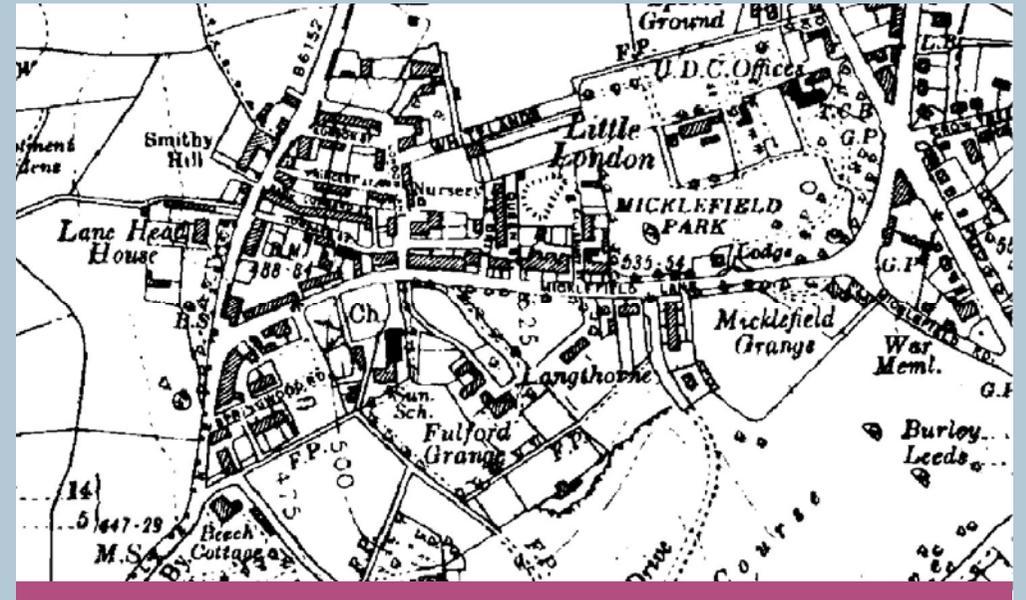
There is a clear change in the settlement form between the core of the village and the grand houses on the South of Micklefield Lane. Here the character changes to villas and large buildings within their own grounds and is closely related to the neighbouring

Cragg Wood CA. Nevertheless this area is important for the 'containment' of Little London village and this together with the Esholt Estate and the Micklefield House parkland have enabled Little London to retain its distinctive, semi rural character.

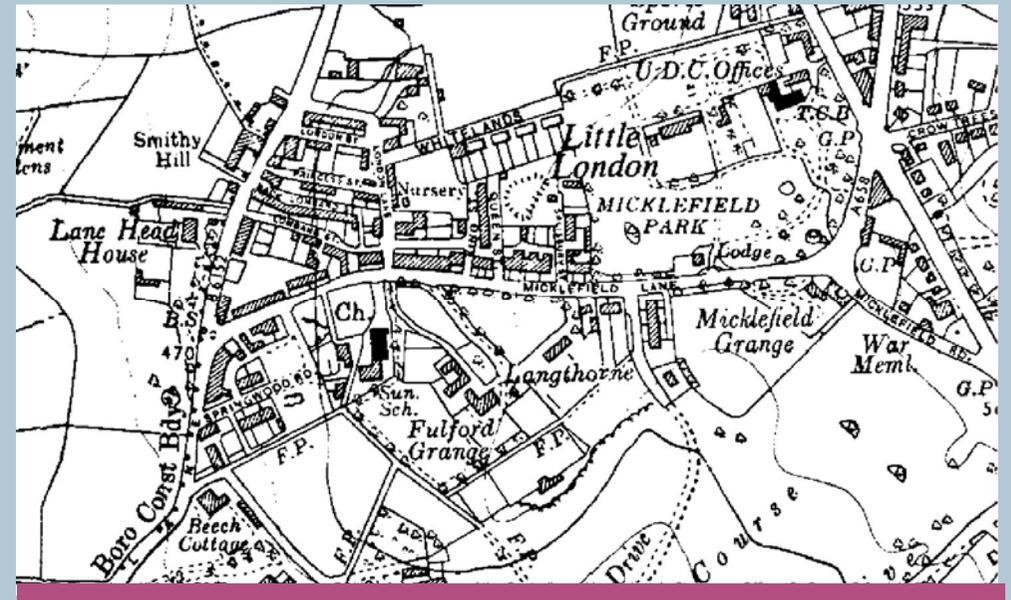
The later development has been concerned with infilling on older community uses. For instance Grosvenor Mews (another link to London) was built upon what were originally nurseries. The area to the northern ends of Queen and Salisbury Streets was once the village quarry, where much of the building stone would probably have come from to construct the houses. This explains why the post war semi detached houses, on White Lands, bar any through route here as they turned their backs to the quarry.

### *Activity and grain*

The historic core of Little London has a fine built environment, consisting of small low-rise terraces of buildings of vernacular proportions interspersed by the odd three storey building and narrow streets that wind their way towards London Lane. The later-19th-century expansion responds well to Micklefield Lane, but attempts to stamp a more grid like form on the eastern side of the settlement. This gives Little London another of its great characteristics of generous sweeping Victorian terraces, leading off at right angles to the secondary streets of Queen Street, King Street and Salisbury Street.



Above: The early 20th Century 1910 plan. Below: Into the latter half of the 20th Century and not a lot has changed.



## Character Analysis

The built environment is highly permeable, with numerous lanes and streets within the older parts of the settlement. Later 20<sup>th</sup> century development of Grosvenor Mews and the termini of Queen and Salisbury Streets, however, block any routes through and in fact become dead ends, even for pedestrians. This form, as mentioned above, would have been dictated by the old quarry. To the south the area is far more interspersed and, although on a topographical level with the rest of the settlement, the area is largely characterised by large buildings within their own landscaped grounds.

### Key views and vistas

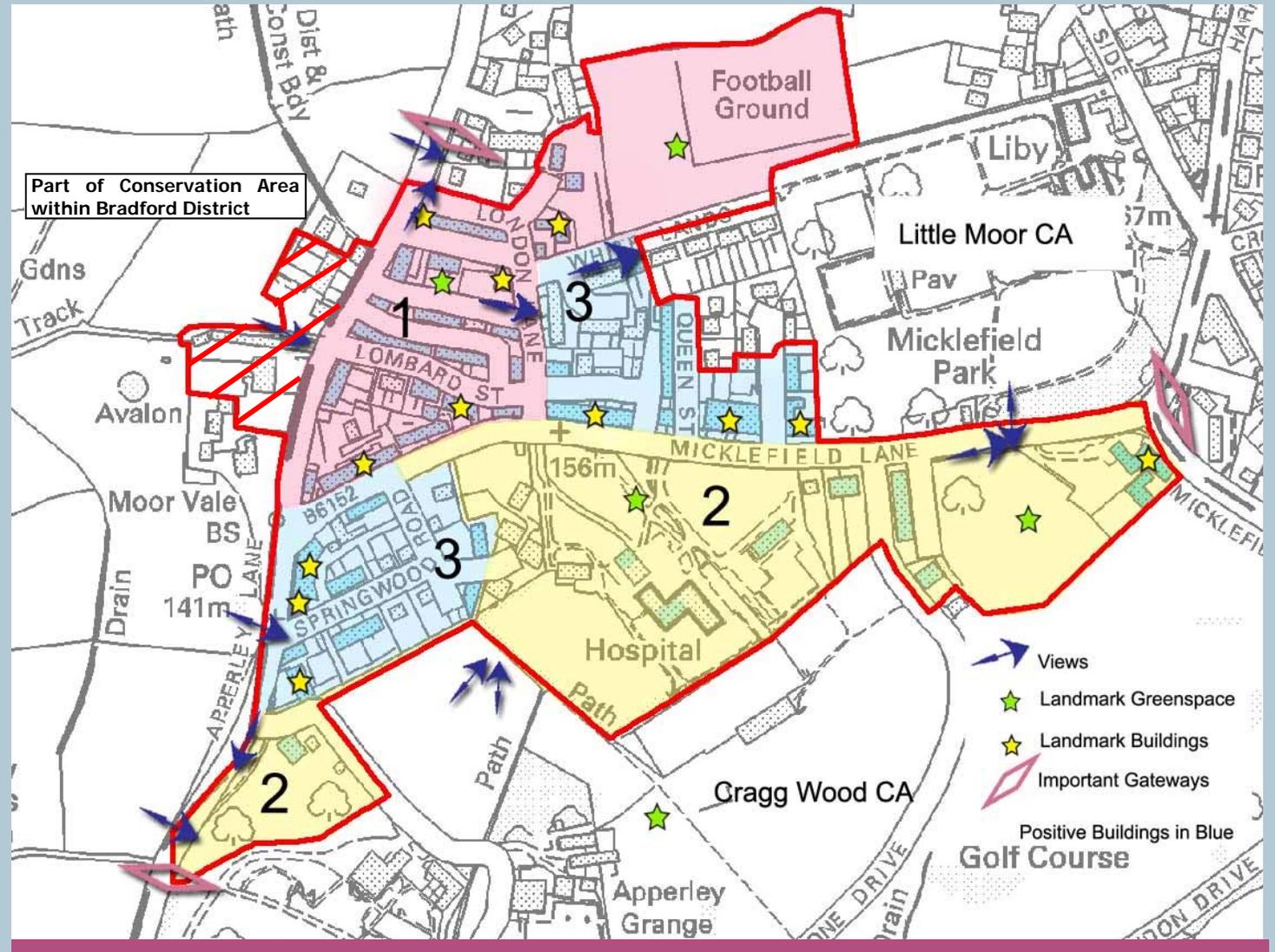
Significant views within and out of the conservation area are shown on the map (right). There are extensive views over the Aire Valley towards the western side of Little London on the opposite side of Apperley Lane. This view is only interrupted by the older properties within the settlement, namely Lane Head House and Smithy Hill cottages. Further views extend into the Aire valley from the southern perimeter of the Conservation Area over the golf course and Cragg Wood.

Within the Conservation Area there are characteristic views along Micklefield Lane that take in the landscaped boundaries to the south and the defining terrace forms to the north before

culminating in glimpses of the view to the west, over the Esholt estate.

Other views are mainly of buildings or structures within the area including the view from Whitelands towards the important 3 storey landmark building on London Lane and the views down the

gentle slopes of weavers cottages, in particularly down Princess Street, London Street and Back Lombard Street.



## Landmarks

Key landmarks in the conservation area are shown on the map (above). The group of cottages called Springbrook, Springwood and Stonecroft all form an important group when arriving from the south and the eye is directed to them along the large boundary wall of Beech Cottage. The long curving terrace that forms the distinctive meeting of Apperley Lane and Micklefield Lane also has landmark value through its sheer scale and curving form. The property to the south of this terrace (no.1) has a double storey bay window that is very impressive. Further to this the Listed Buildings of Lane Head House and Smithy Hill cottages have landmark value, as does the Princess pub that interrupts the street at an interesting angle and attempts to carve out a space in its own right. The main landmark building to the north of the village is the old draper shop, West View, on the corner of London Street and Apperley Lane. Other landmark buildings are the three storey terrace of 4 – 6 London Lane and the grand terraces mainly to the north side of Micklefield Lane.

Attractive trees contribute to the highly distinctive character of Micklefield Lane and Micklefield Park. Formal gateways and driveways permeate through this area and contribute to its character.

The golf course also provides distinctive belts of trees within the adjacent conservation area of Cragg Wood and is important for the setting of the village.

A further relevant area of green space is the recreation ground immediately north of Whitelands. This area forms a focus for the community and provides a valuable, rural feel to the north of the village. It also contributes to the separation of Little London from neighbouring settlements and being a high point in the village provides an important area of orientation. Its character is open pasture land managed to enable sports to be played.

The gardens to the rear of London Street and north of Princess Street are also highly distinctive and have always been free from development. They contribute to the character by relieving the strong, compact terrace forms and providing practical garden areas for the residents. The low stone walls to this space allow the passer-by to benefit from these spaces also.

## Built Environment

The architectural character of Little London is a classic example of a modest 19th century early industrial town. Buildings are mostly stone built of two storey in height with strong gables, mullioned windows and chimneys. Later buildings have striking bay windows and Victorian features. The built form is compact, tight formed and homogenous in its character.



Above: Number 1 Springwood Road. A great landmark but unfortunately obscured by the signage.



The later Victorian terraces on Micklefield Lane and below: characteristic mullioned windows.



## Materials

The main building material in Little London is local sandstone and Yorkshire gritstone. Fairly large, regular blocks are normally used, evenly coursed and pointed in lime mortar. Window lintels and cills are mostly of monolithic gritstone, as are window mullions that are highly characteristic of the earlier houses in the area. The retention of surviving stone mullions is to be encouraged, as they are an important contributor to the character of the village. Timber window frames are painted white throughout the conservation area. Roofs of early buildings are generally covered with stone 'slates', while later buildings use dark slate. Clay roof tiles are never used, and synthetic roofing materials are not in keeping with the conservation area and should be avoided.



Above: Cement mortar can have a detrimental affect upon sandstone buildings. As this example shows the cement is harder than the sandstone and causes degradation. The use of Lime mortar would prevent this.

### *Streetscape and public realm*

The historic core of the village is laid out in a formal terraced manner. Narrow streets create visual interest with the continual and progressive views of buildings and the countryside beyond. The areas south of Micklefield Lane become a more formal landscape, with strong boundary treatments and a more landscaped setting.

Gateposts are a prominent feature of Little London, especially on Micklefield Lane, where they mark the entrances to the grand houses in this area. Small front gardens and yards bounded by stone walls with attractive coping stones are also highly characteristic.

The public realm in the village still contains elements of traditional stone paving, some of which is in poor condition. Tarmac is the predominant paving material. Little London is an area of streets and as such there are no formally laid out public spaces. As a result of the busy nature of the A658 Apperley Lane, some road signs detract from the quality of the public realm, especially the unfortunate 'doubling up' of the 'no motor vehicle signs' and the 30mph speed limit signage.

Right: The double illuminated 'No Motor Vehicle' signs.



Some of the cobbled back alleys and lanes with high boundary walls that contribute significantly to the character of Little London. Below: gateposts important to the character.



### *Greenscape*

The village is situated in a semi rural setting dictated by the surrounding agricultural and landscaped estate grounds. This forms an essential part of Little London and has in effect 'contained' the settlement throughout its existence. The landscapes to the south are very closely related to the adjacent Cragg Wood Conservation Area, where speculative plots of land were laid out and sold to the up and coming local mill owners from Bradford.

The grounds of Fulford Grange are formally laid out in such a manner to be fitting for such a large property. The grounds contain many mature trees and are visually prominent from Micklefield Lane.



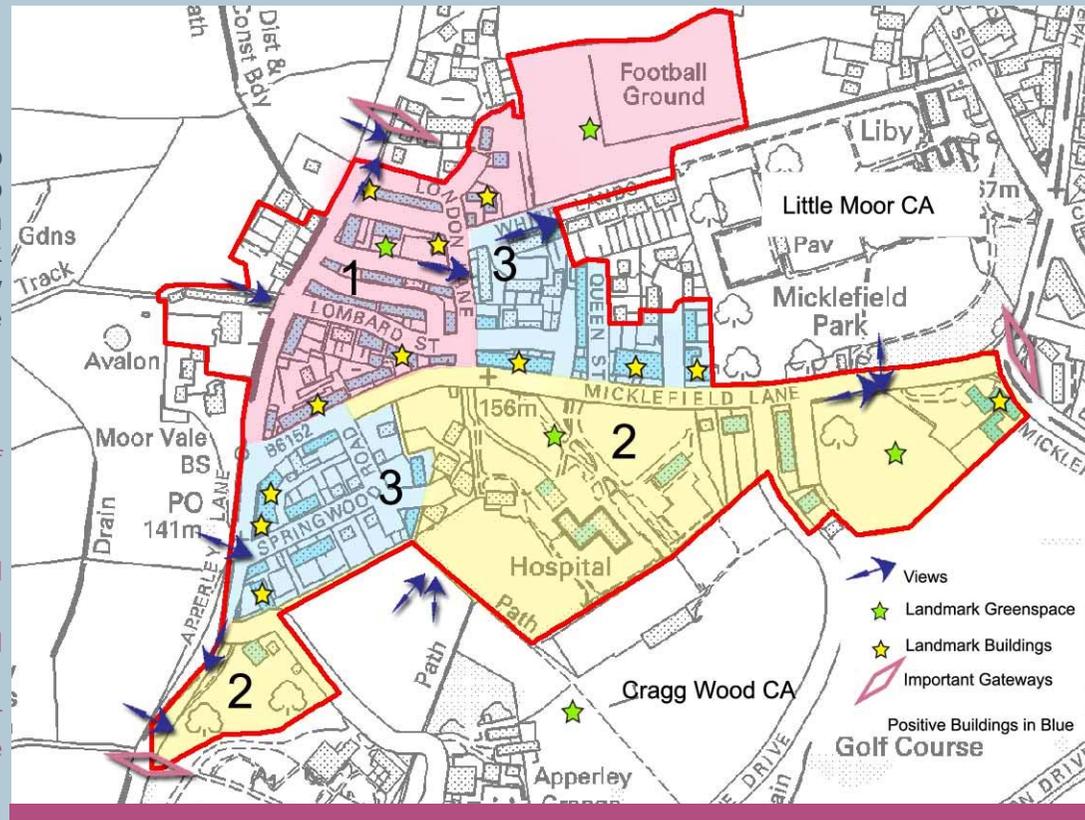
Some of the formal grounds south of Micklefield Lane. A good boundary treatment provides separation but the area is visually open and allows views into the space.

# Character Analysis

## Positive buildings

The buildings coloured blue on the map (right) make a positive contribution to the character of the conservation area and those with stars have landmark quality. Positive buildings may contribute 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



Positive buildings shaded in blue and starred.

## Character Areas

Rawdon Little London conservation area is not a uniform area. Different parts of the village were developed at different periods in history and contain different types of buildings and spaces. The conservation area can therefore be divided into sub-areas known as *character areas*.

Each area has a different character and distinct built forms generated by the period of its development and the function of the buildings and spaces. A shared palette of construction materials and landscape unifies all the character areas within the conservation area.



Former drapers shop on the corner of London Lane and Apperley Lane.



4-6 London Lane the classic three storey weavers houses and unique in Little London.



The Springwood group of cottages forms part of an important gateway.



Micklefield Grange. An early farm type and precursor to the grander houses nearby.

# Character Analysis

## Character area 1—historic core

This area encompasses the historic core of Little London. It is associated with the growing significance of the woollen industry in the village, and its boundary approximates to the extent of the village in 1850 and generally follows roads and lanes which can be traced on early maps. The area also includes the area that was traditionally used as tenter fields for the village industry.

Key characteristics:

- Terrace forms of buildings and narrow lanes
- Sense of enclosure and intimate scale of surroundings
- Fine-grained built form
- Variety in size and status of buildings
- Coursed sandstone and stone roof slate the predominant building materials
- Important open space to the north with remnants of ridge and furrow and evidence of tenter fields

Key ways to retain character:

- Use (local) sandstone as predominant walling material
- Retention of vernacular built form
- Retention of stone slate roofs and chimneys
- Retention of mullioned windows

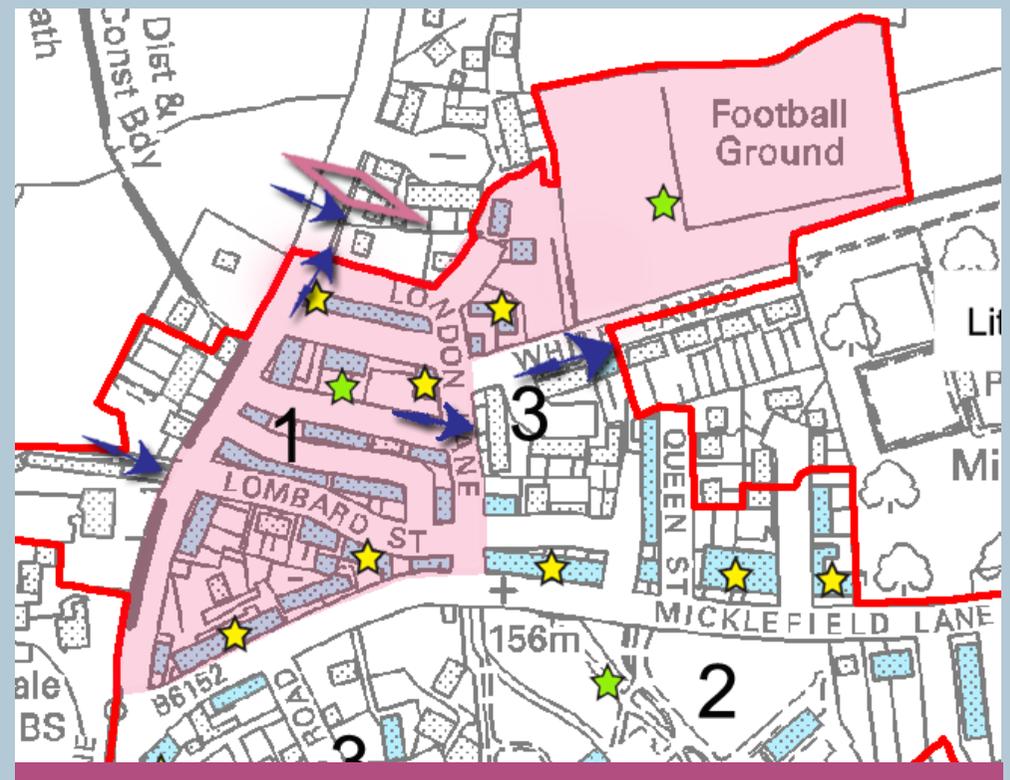
Classic weavers cottages of Little London. Note the mullion windows and low stone boundary walls.



The long narrow terraces of cottages at right angles to Apperley Lane. This represents the character of the earliest phase of Little London as a village.



London Square. Continuing the London theme.



The historic core of Little London. The first progression from a small hamlet into a working mill village. The site of the mill was to the north of London Lane. The gardens of Princess Street (marked by the left hand green star) provide visual relief and reinforce the village character.

- Retention of layout of buildings and streets
- Retention and reinforcement of fine built form
- Retention of green space on Princess Street and football ground to the north off White Lands.

# Character Analysis

## Character area 2— Early speculative estates

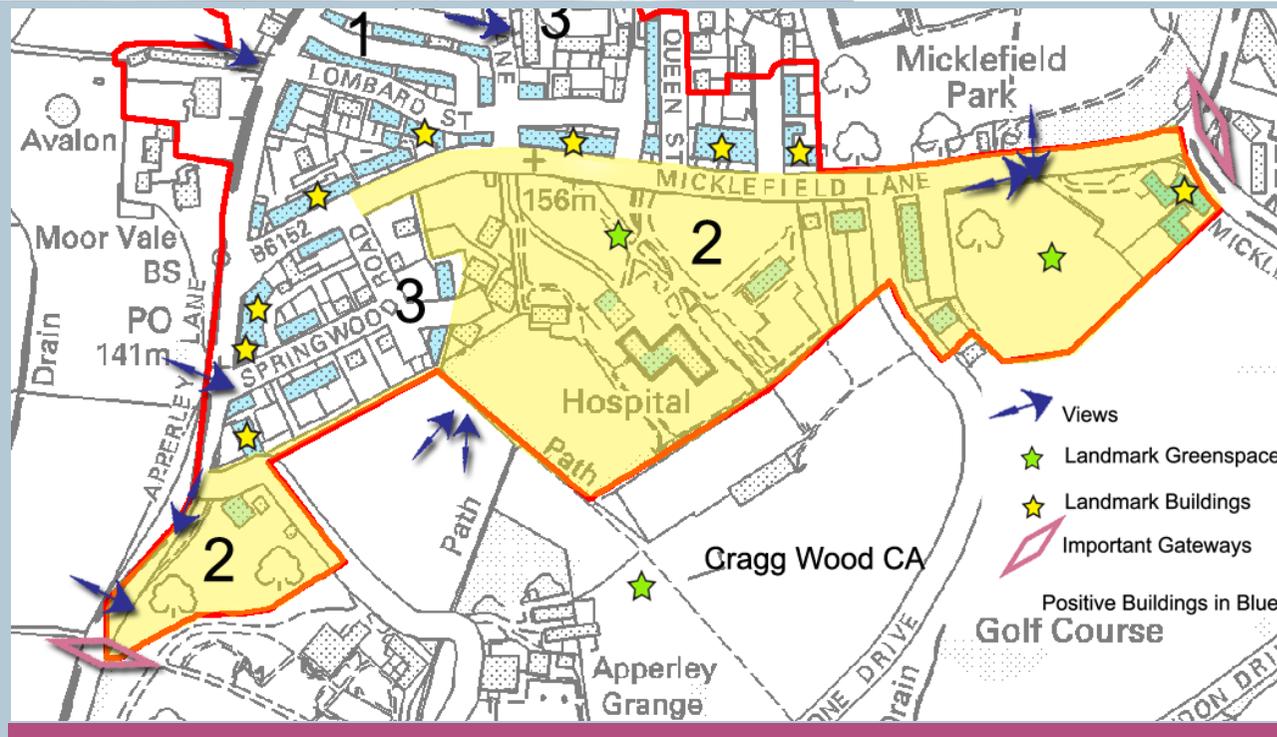
This area encompasses the areas of large houses in landscaped grounds to the south of the Conservation Area. It is closely related to the neighbouring Cragg Wood CA with the exception of Micklefield Grange and Beech Cottage that were once farms and precursors of the large mansions of Micklefield and nearby Crowtrees.

Key characteristics:

- Large Buildings in large landscaped grounds
- Elements of former agricultural use
- Boundary walls, gateposts and mature tree planting
- Elements of formerly laid out carriageways especially Buckstone Drive

Key ways to retain character:

- Maintain generous plot to buildings.
- Resist inappropriate infill development
- Retain landscaping, boundary walls and gates etc.
- Ensure replanting of native tree species to maintain continuity of landscaping.



Character Area 2 is coloured Yellow.



A view from Micklefield Grange over the golf course. Evidence of ridge a furrow exist beneath this former agricultural land.

Below: One of the carriageways bounded by high walls and leading into Cragg Wood.



The boundary wall to Beech Cottage and forming an important gateway into Little London.



# Character Analysis

## Character area 3— late 19th-century expansion

This area encompasses the late 19th century extensions to Little London, characterised by ornate Victorian terraces built on spare land as it became available.

Key characteristics:

- Terraced buildings constructed of coursed sand or gritstone with slate roofs
- Mostly two storey with grand bays, dentilled eaves, architraves and some rooms within gable features
- Regular arrangement of buildings in relation to the street
- Front gardens enclosed by low stone walls
- Active end gables

Key ways to retain character:

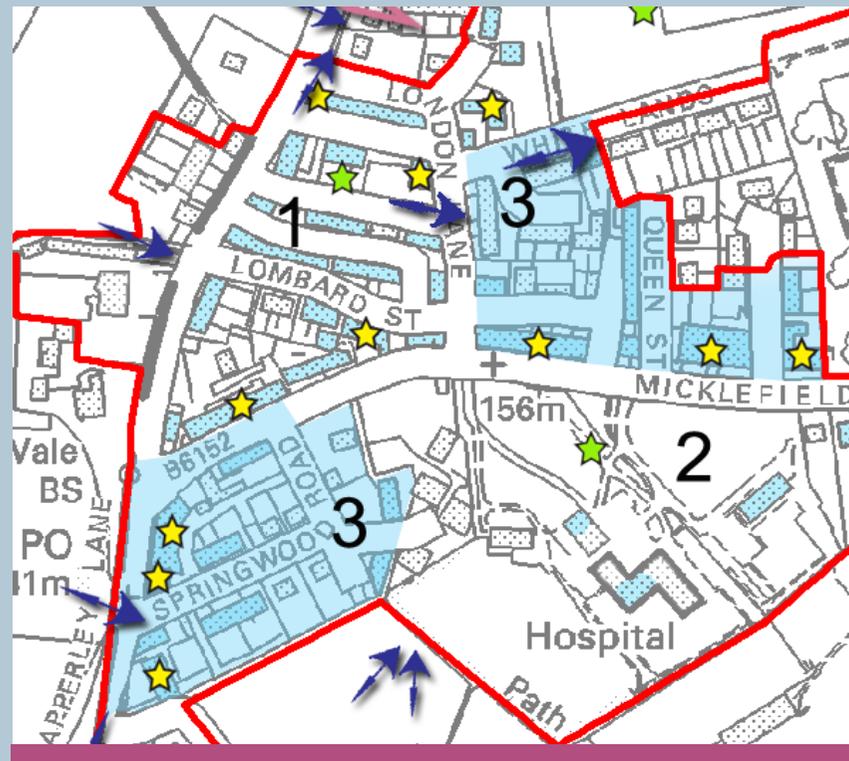
- Retention of front gardens with stone garden walls
- Retention of stone or slate roofs and chimneys
- Retention of window proportions, including retaining architectural features in situ where they survive.
- Retention of proportions of buildings in relation to floor heights
- Encourage the avoidance of inappropriate dormer extensions



The grand Victorian terraces facing Micklefield Lane retaining a variety of features including bays and dentilled eaves.



These very grand terraces dominate the junction of Apperley Lane and Micklefield Lane. They retain character in terms of materials and boundary treatments.



Character Area 3 shaded in blue.



Low Boundary walls with rounded coping stones.



Porch with stone corbels creating an active frontage to this side gable.

## Management Plan

### Opportunities for management and enhancement

Little London is nowadays a relatively sleepy village that retains its strong character and historic sense of place. However, there are a number of features and issues which currently detract from this special character. Addressing these issues offers the opportunity to enhance the conservation area. Positive conservation management will ensure the ongoing protection of the village's special character.



#### Sensitive new development in the conservation area

To be successful, any future development within the conservation area needs to be mindful of the local character of the village, while at the same time being distinctly of the 21st century and addressing contemporary issues such as sustainability.

Successful new development in historic areas should:

- 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
- Respect historic boundary walls and retain historic garden plots
- 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.

**Action:**  
New development must respond sensitively and creatively to the historic environment.

#### Protect surviving historic architectural forms

As a result of the limited listed building coverage in the settlement, there has been incremental loss of traditional architectural detailing in the conservation area. Replacement of windows, doors and roofing materials with inappropriate materials and designs is a negative feature that affects individual buildings and the wider streetscape. This cumulative change is particularly noticeable in vernacular buildings and in some terraced rows where the original uniformity has been weakened. Retention of stone window mullions is particularly important in retaining the historic character of the area.

**Action:**  
Surviving historic features should be retained and where necessary sympathetically repaired.



The retention of original sash windows enhances the character of these houses.

#### Tree management

Conservation area designation affords some degree of protection to mature trees however positive tree management can ensure future generations continue to enjoy the rich green environment that we have today.

**Action:**  
In order to retain the landscaped character of the village any mature trees lost to age, damage or disease should be replaced. Opportunities should be taken to plant new trees when possible to ensure continuity of tree coverage.



Micklefield Lane is lined with mature trees.

## Examples of opportunities for enhancement of the conservation area

### Protect archaeological remains

Areas around Little London have given up several artefacts and features of archaeological importance, and Little London has evidence of early settlement, 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.

**Action:**  
Development which involves below-ground excavation must have regard to the potential for archaeological finds.



Neo gothic building on Micklefield Lane.

### Public realm on Apperley Lane

Despite the generally high quality of Little London's built environment, the amount of traffic, noise and pollution especially on Apperley Lane create various problems. Little London has a definite sense of place on arrival, however speeding traffic is still a problem. The pedestrian often takes second place with footways disappearing and highway barriers shepherding pedestrians around.

**Action:**  
As opportunities arise, develop an enhancement scheme for the junction of Apperley Lane and Micklefield Lane to calm traffic further and provide for easier movement for the pedestrian, whilst respecting the amenities and historic context of the area.



The junction of Apperley Lane and Micklefield Lane.

### Public realm on Micklefield Lane

Micklefield Lane provides a highly attractive approach into Little London, and the adjacent Little Moor. This character should be retained and enhanced where possible. Street lighting and signage should be painted black and trees and boundary walls should be maintained and looked after. Low walls to dwellings facing Micklefield Lane should be retained and fences that attempt to heighten the walls should be resisted.

**Action:**  
Maintain the character of Micklefield Lane. Attempt to calm traffic and ensure attractive boundary treatments remain.



Inappropriate boundary fence. Railings would have been preferable.



The curving sweep of Micklefield Lane. Unfortunately speeding traffic is a problem at peak times.

## Examples of opportunities for enhancement of the conservation area

### Street lighting and Signage

The street lights and signage in Little London do little to enhance the character of the Conservation Area. New lighting columns should respect the eaves heights of adjacent buildings and should be placed to the rear of the footway to reduce street clutter. Tall lighting columns should be avoided. Excessive signage should be reduced where possible.

**Action:**  
Streetlights should be powder coated black and excessive unnecessary signage should be removed.



These two 30mph signs are required because the speed limit on Apperley Lane changes after Springwood Lane.

### Paving and surfacing

There is little surviving stone paving in Little London and what remains is mostly on private property. Some stone curb stones do still remain however. The retention of existing stone paving flags, setts and curb stones is very important in maintaining the historic character of the settlement.

Opportunities should be taken as they arise to enhance areas of stone paving which are in poor repair and to re-implement stone paving in the future where possible.

**Action:**  
Retain and enhance historic paving in the conservation area.

### Inappropriate infill development

Some of the buildings in the conservation area lie in sizeable



There are precious few stone flags remaining in Little London. Ironically perhaps the most unattractive area still retains these Yorkshire stone flags.

gardens. Inappropriate infill development would harm the character of the conservation area by altering the relationship between existing buildings and the spaces around them. Intensification of development which disrupts the character of the conservation area should be resisted. The scale, massing and proportion of buildings as well as the spaces between them are important in retaining the character of the conservation area.

**Action:**  
Any development proposing the infill of a site, or the subdivision of a plot, should respond to the scale, massing, layout and distribution of positive structures within the conservation area.

### Development affecting the setting of the conservation area

It is important that development around the conservation area does not harm its setting. Any development in or around



Sensitive infill development picks up on materials, features and scale.

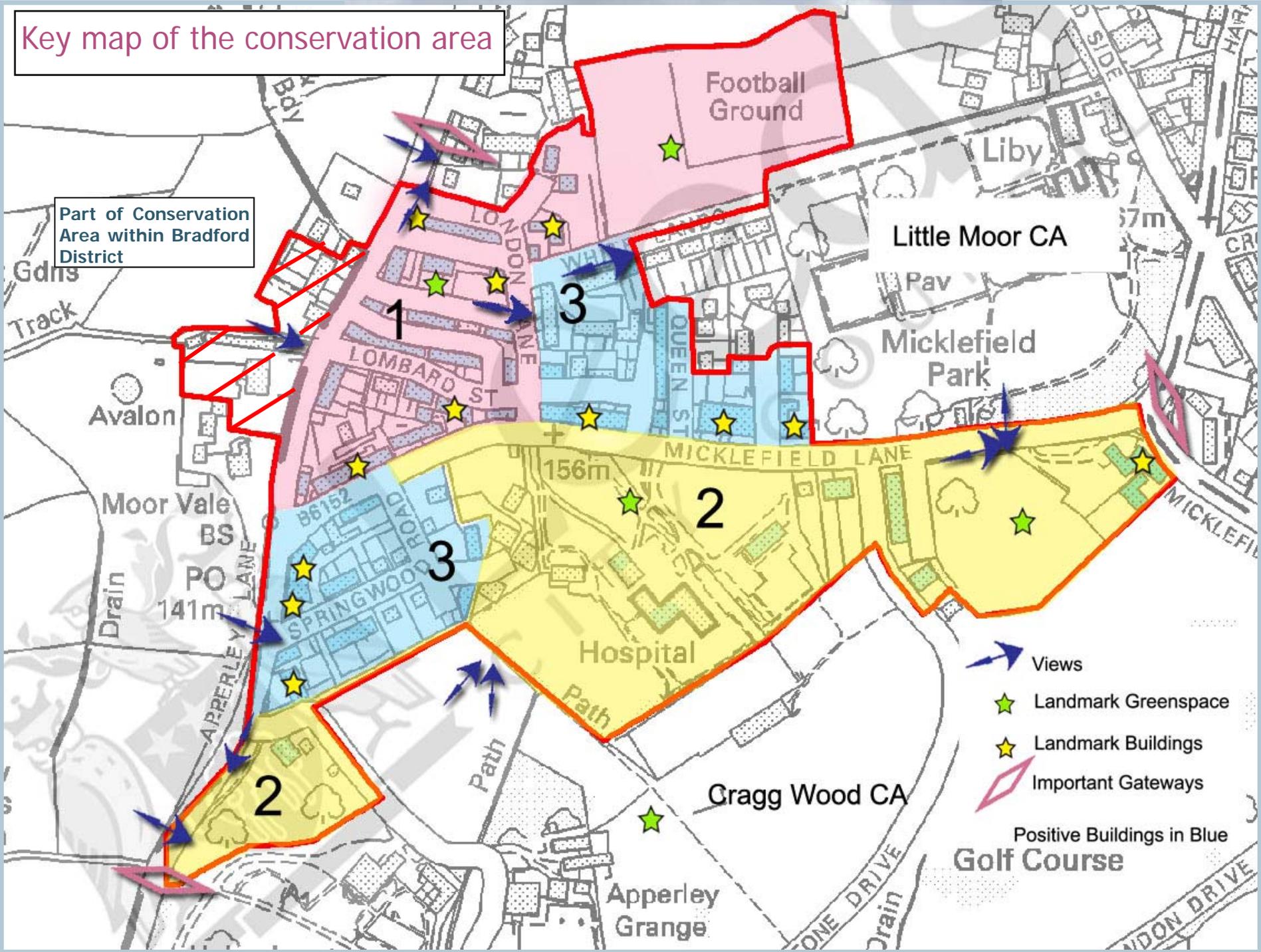
the village which affects the setting of the conservation area should have regard to views into and out of the conservation area, the setting of positive buildings and the character of the landscape. Appropriate design and materials should be used in development adjacent to the conservation area.

**Action:**  
The impact of development on the character and appearance of the conservation area should be considered. This applies equally to development outside the conservation area if it is likely to affect the setting of the conservation area.



The open landscape and long views contribute to the character of the conservation area.

Key map of the conservation area



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1908 – Ordnance Survey 1: 2,500

1938 – Ordnance Survey 1:10, 000

1956 – Ordnance Survey 1:10, 000

### Internet sources

Access to archives - [www.a2a.org.uk](http://www.a2a.org.uk)

English Heritage Images of England, listed building photographs and descriptions - [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)

Historic Ordnance Survey maps - [www.old-maps.co.uk](http://www.old-maps.co.uk)

Leeds City Council online historic photograph archive - [www.leodis.net](http://www.leodis.net)

Secret Leeds - [www.secretleeds.com](http://www.secretleeds.com)

## Sources of further information

Central Library (Local & Family History Section), The Headrow, Leeds LS1. Tel 0113 247 8290 email: [localstudies@leeds.gov.uk](mailto:localstudies@leeds.gov.uk) website: [www.leeds.gov.uk/library](http://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](mailto:office@leedscivictrust.org.uk) website: [www.leedscivictrust.org.uk](http://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](mailto:wysmr@wyjs.org.uk) website: [www.arch.wyjs.org.uk](http://www.arch.wyjs.org.uk)

West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds LS7 3AP. Tel 0113 214 5814 email: [leeds@wyjs.org.uk](mailto:leeds@wyjs.org.uk) website: [www.archives.wyjs.org.uk](http://www.archives.wyjs.org.uk)

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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 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.

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 the 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 Little London by:

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

This appraisal follows the current guidance set out by English Heritage in the 2006 publication 'Guidance on conservation area appraisals'.

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
- Planning Policy Guidance 15: Planning and the Historic Environment
- Planning Policy Guidance 16: Archaeology and Planning
- The Yorkshire and Humber Plan (The Regional Spatial Strategy) May 2008, particularly Policy ENV9 Historic Environment
- 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 Unitary Development Plan.

### Community involvement and adoption

A draft version of this appraisal went through a four week public consultation process, from the 14th February until the 11th March, 2011, which included;

- Identified stakeholders and interested parties being notified.
- The appraisal and response form being made available through the Council's website.
- Information in Rawdon Library from 14th February, 2011.
- Posters were placed around the conservation area directing residents towards the information on-line and the public meeting which took place on 24th February, 2011 at Rawdon Trinity Church Hall, New Road Side.
- Press releases were distributed.

The consultation responses were evaluated and the appraisal amended in light of comments received.

**This document is available to view and download on the Council's website - [www.leeds.gov.uk/conservation](http://www.leeds.gov.uk/conservation)**