



Scholes 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.



# Scholes

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions—30th April 2012.

## Summary of Special Interest

The special interest of Scholes Conservation Area lies principally in its varied development and retention of an independent rural character despite surrounding development. With historic farm buildings, ecclesiastical structures and grand detached properties all standing within close proximity of one another the special architectural interest is clear, showing a piecemeal development typical of rural villages, with evidence of buildings from the 18th to 21st centuries.

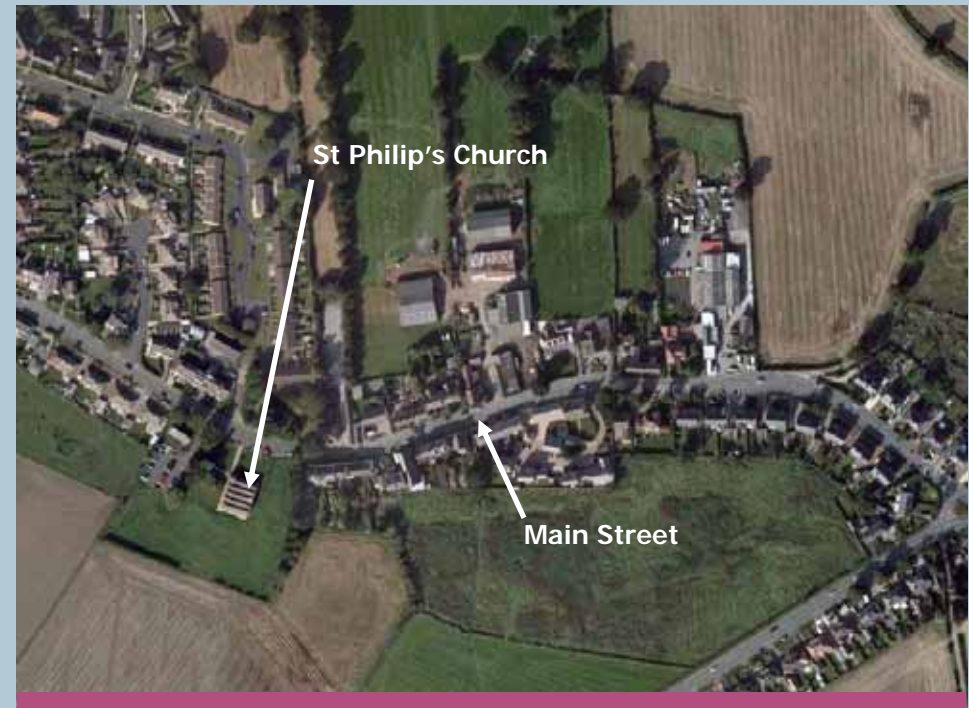
Even more impressive though is that the conservation area stands on the edge of mid-20th century suburban development yet retains a historic identity and independence. The identity and rural setting are of local character and distinctiveness which should be respected in new development. They also establish the conservation area as the heart of historic Scholes, despite now standing on the periphery of what is now the main village.

Also of particular special interest is the archaeological and historic remains in the conservation area. With a history possibly dating back 1000 years, Scholes contains ridge and furrow earthworks and the remains of a moated manor house, all elements which establish Scholes as an important long-standing historical settlement.

## Summary of Issues

Scholes Conservation Area is of special architectural and historic interest which is worthy of conservation area status. The area has lost a few important elements of its past and has been affected by developments which may not be in keeping with historic character. There is therefore a need for a new conservation area and 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.
- Poor choice of materials during the replacement of historic features.
- Inappropriate development affecting important views both towards, away from and within the conservation area.



Aerial view of the Scholes Conservation Area



The archaeological importance of the open green area to the south of the conservation area identifies the historic significance of Scholes



The variation in the built environment is a positive characteristic of the conservation area

## Extent of the conservation area

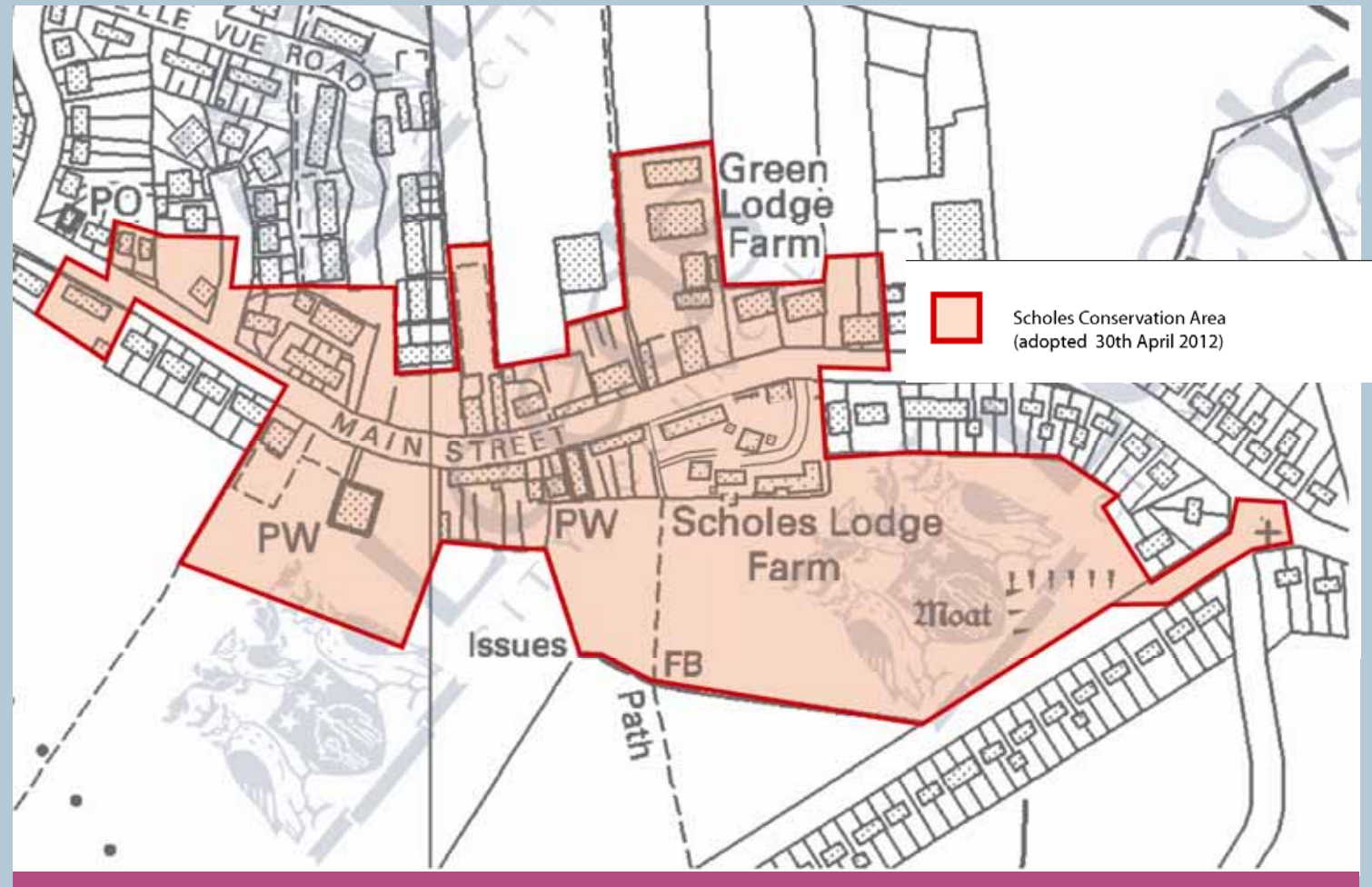
This conservation area review for Scholes closely follows the framework for an appraisal in the English Heritage document 'Guidance on Conservation Area Appraisals' published in 2006.

The survey work was carried out between July and September 2011.

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 specific character and not another part which has the same special character and interest.

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 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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Map showing the Scholes Conservation Area adopted 30th April 2012

# Assessing the Special Interest

## Location and Setting

Scholes is located approximately 11 kilometres (7 miles) to the northeast of Leeds city centre and is accessed most readily via the A64. The village is now located in Barwick in Elmet and Scholes Parish.

The conservation area is located around the historic core of Scholes. The setting of the conservation area though is varied as the village on the whole is characterised by a suburban development from the mid-20th century to the west, and open rural setting to the north, south and west of the conservation area boundary.

## General character and plan form

The conservation area is a linear settlement set either side of Main Street and is the location of the historic settlement of Scholes. This contrasts with the majority of the village though which is a grid-like suburban settlement to the northwest of the conservation area.

The general character of Scholes Conservation Area is one of a rural village nature due to its countryside setting, despite the 20th century suburban character that surrounds much of it.

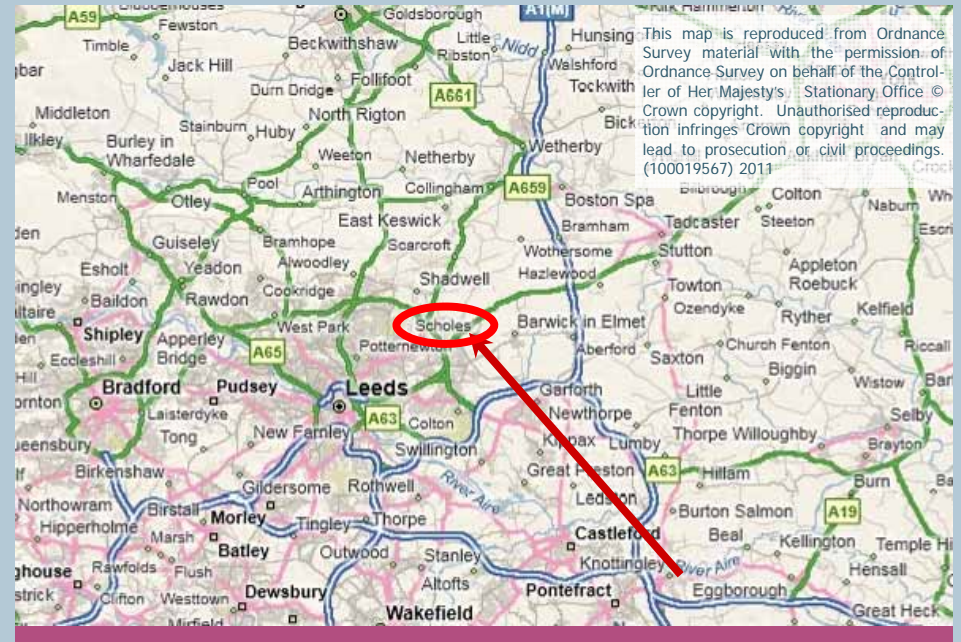
## Geology, topography and landscape setting

The geology of the conservation area is dominated by rough rock formation Sandstone and lower coal measures. Local seams of coal lie on or very close to the surface and were exploited for many centuries by small surface-worked coal mines in the local area. The sandstone close to the village was generally thought to be too soft to be used in construction so the hard grey limestone available to the west is the dominant building stone in the village. Brick, probably imported on the railway at the end of the 19th century, provides much of the building material in the area

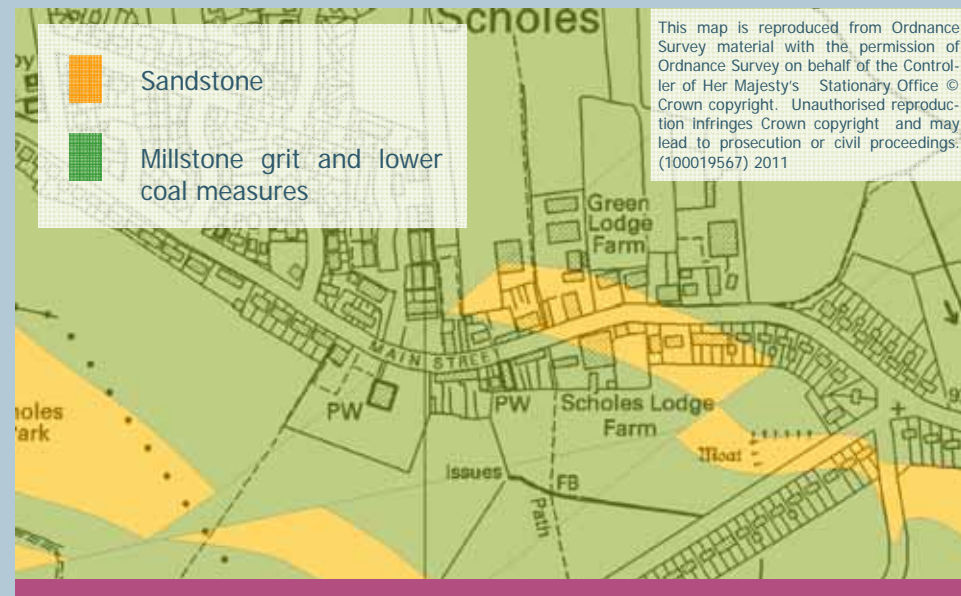
The landscape can be characterised as gently undulating farmland, with shallow but enclosed valleys. Cereal and potato cultivation is the dominant agricultural activity surrounding the village.



The conservation area is focussed around the linear development of the historic village along Main Street



Scholes in its wider context



The solid geology of the Scholes Conservation Area.

## Origins and Evolution

### Prehistoric origins

Although there are no known material finds dating from the prehistoric period recorded inside the proposed conservation area the settlement of Scholes is set within the remnants of an Iron Age/Roman cropmark landscape. Features visible on aerial photographs include enclosures, field boundaries and a trackway and are located immediately to the east of the conservation area.

Scholes village forms part of the parish of Barwick-in-Elmet. Scholes is not mentioned in the Domesday Book, but was probably part of the land granted to Ilbert de Lacy as part of the Honour of Pontefract after the Norman Conquest. The place name Scholes has been interpreted as deriving from the old Scandinavian word 'skáli' meaning 'shelter' for sheep. It is likely that a temporary settlement later developed into a permanent farm, which then developed into Scholes manorial complex (which is well-documented from the 14<sup>th</sup>-century onwards).

### The Medieval period

Scholes was part of Scholes Park in the 13<sup>th</sup> century, which was maintained for hunting, grazing, coppicing and as a source of timber. A survey of 1341 gives nine villain tenants in Scholes (four had the name 'Scoles'). From an examination of Jeffery's map of Yorkshire (1775 edition) and the 1<sup>st</sup>

Edition OS map of 1849 (6" to 1 mile series), it is possible to see that settlement in the medieval period would have been located within the conservation area, centred around Main Street.

The most obvious archaeological remains of the medieval manor comprise of the standing earthworks located in the field south of Main Street. These are the remains of the moat which would have surrounded the manor house. There are also remains relating the medieval agricultural practices, in the form extant ridge and furrow and field boundaries visible in both the same field as the moat and within the possible remains of medieval strip fields surviving to the north of Main Street.

According to documents held by Leeds Archive Service, a survey of 1628 describes the Manor at Scholes as being 'quite demolished', and the moat silted and grassed over. Today, only the northwest quarter of the moat remains extant due to the construction of Leeds Road (former Seacroft and Scholes turnpike road) truncating the earthworks in 1839/41 (see the 1<sup>st</sup> Edition Ordnance survey Map, surveyed 1849). Nevertheless this is one of the few more substantial moated sites surviving as earthworks within West Yorkshire, and as such the potential for significant medieval remains is high.

Excavations at Scholes Lodge Farm in 2005 and 2006, in advance of a housing development, revealed the remains of



The 1849 1st edition Ordnance Survey map shows Scholes as a remote rural village. The village fundamentally remained the same until the 1930s when large suburban development began to take place.



The site of the Medieval manor in Scholes, now public open space, provides physical evidence for early historical development of Scholes.



Green Lodge Farm contains historic outbuildings which were once characteristic of Scholes.

some of the other medieval buildings that existed alongside the moated manor. Excavated features comprised of a number of large post holes, along with associated drainage ditches and gullies. Pottery evidence of utilitarian gritty wares dated the buildings to the mid 11<sup>th</sup>- mid 13<sup>th</sup> centuries, and although their exact functions are unclear, they were likely to have been agricultural (probably dairying), and part of the wider complex of medieval farm buildings located outside the moated site to the north and west. Due to the extent of known archaeology the survival of below-ground remains of other medieval buildings within the CA is likely. There appears to be a hiatus in activity on the Scholes Lodge Farm site between the late 13<sup>th</sup> and later 15<sup>th</sup> centuries, however 17<sup>th</sup> and 18<sup>th</sup>-century pottery was recovered during the excavations and was associated with post-medieval farm buildings.

### The 19th Century

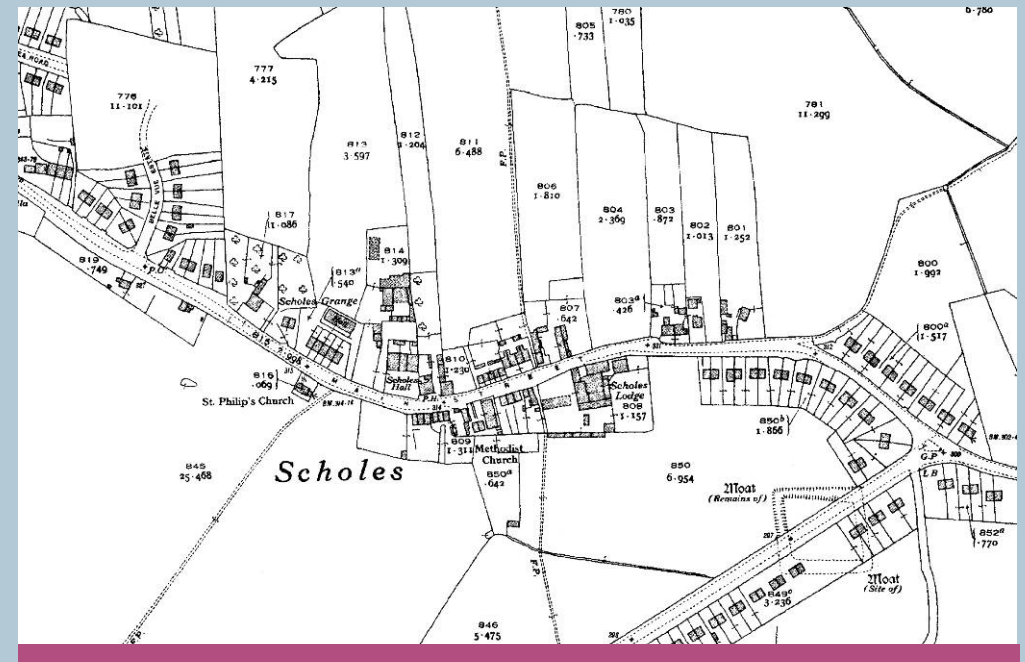
In the 1870's Scholes developed significantly with the opening of the railway and brickworks. The first St. Philip's Church was built in 1875 (the present St Philip's was dedicated in November 1966 and the original church became the Parish Hall) and in 1879 the Methodist Chapel was opened. At the beginning of the 1870's the village stretched roughly from what is now the beginning of Wood Lane (or Brickyard Lane as it is sometimes known) along both sides of the road as far as Scholes Lodge Farm.

The OS map series shows that by 1894 Scholes had remained largely rural and had barely expanded in size. It was not until the early 20<sup>th</sup>-century that the village developed outwards, with rows of terraced housing constructed both along Leeds Road, and (mainly) to the north-west of Main Street.

### Modern developments

It was throughout the years of the 20th century that various phases of building took place which gave the village the shape it has today. The Coronation Tree was first planted in 1911 and remains a landmark in the village. The brickyard closed in the 1920's and the railway line was closed in 1964. Scholes developed to the northwest of the historic core with inter-war and post-war suburban developments becoming the character of the village. Scholes Hall, a handsome red brick building of the 18th Century, was demolished in the 1970's. The site was incorporated with Scholes Hall Farm and some fields to the north to provide the land for the sheltered housing complex. The most conspicuous 20th century building in the conservation area is the modernist 1966 St Philip's Church.

Today the historic settlement remains distinct from 20th century developments despite the ingress of modern housing into the conservation area. Land directly to the north of the conservation area is identified a 'Protected Area of Search', which means that in the future Scholes may be further impacted upon by development.



By the 1938 edition Ordnance Survey map Scholes had started to have suburban development within and outside the proposed conservation area.



The 19th century in Scholes saw the construction of short runs of terrace rows, most likely to satisfy the demand for housing for workers in the brickworks.



Modern developments in the conservation area have gone some way towards reflecting the local character of Scholes

# Character Analysis

## Spatial Analysis

### *Settlement form*

The conservation area originally developed as a distinct rural village set within open countryside. This linear development along Main Street was in the late 19th century made up of high status properties and independent farm complexes. Throughout the 20th century suburban development and infill resulted in the rural and informal character of the settlement becoming more formal and evenly spaced. Within the historic core the linear type of settlement still dominated due to the importance of Main Street as a through-road. The village on the whole developed more substantially to the north-west with extensive inter-war and post-war suburban cul-de-sac style building projects.

### *Character of Spaces*

The spatial character of the conservation area is varied, creating spaces of differing character. Main Street is defined by strong build lines, whether front boundary walls, or the back-of-pavement location of many properties. These sit alongside key green spaces such as the church yard and the open green space to the south of the former Scholes Lodge Farm. Glimpses of the countryside surroundings increase the importance of the setting of the conservation area.

These natural and historic spaces provide contrast to the small cul-de-sac developments and suburban buildings that surround much of the area. This character of the space further emphasises the historic development of the important natural environment of the conservation area and its surroundings.

### *Key views*

The conservation area is located on relatively flat land and has a high level of development. Views within the conservation area therefore are restricted to along Main Street. The streets provide defined lines of vision due to the strong build lines, with many of these views terminated due to curves in the road. The large width of Main Street means that the architecture flanking it has little opportunity to become focal points.

The countryside setting and open green spaces of the conservation area that abut agricultural fields mean that key views out of the conservation area are of a rural setting. This emphasises the rural and countryside feel of the historic settlement of Scholes.

### *Activity and layout*

There is a mixture of vehicular and pedestrian activity throughout the conservation area. The junction of Leeds Road and Main street, around the Coronation Tree, is an area of high vehicular activity. Main Street provides through access for many motorists,



The Scholes Conservation Area is based principally around the long sweeping Main Street. The majority of views are focussed along Main Street due to its wide and linear layout and back of pavement build line.

ensuring that traffic dominates much of the movement in the area.

The settlement pattern has a very informal layout overall, with buildings in plots of various sizes and irregularly spaced out. Pockets of planned development, such as Scholes Lodge Lane, are more regularly spaced out and result in areas of formal development.



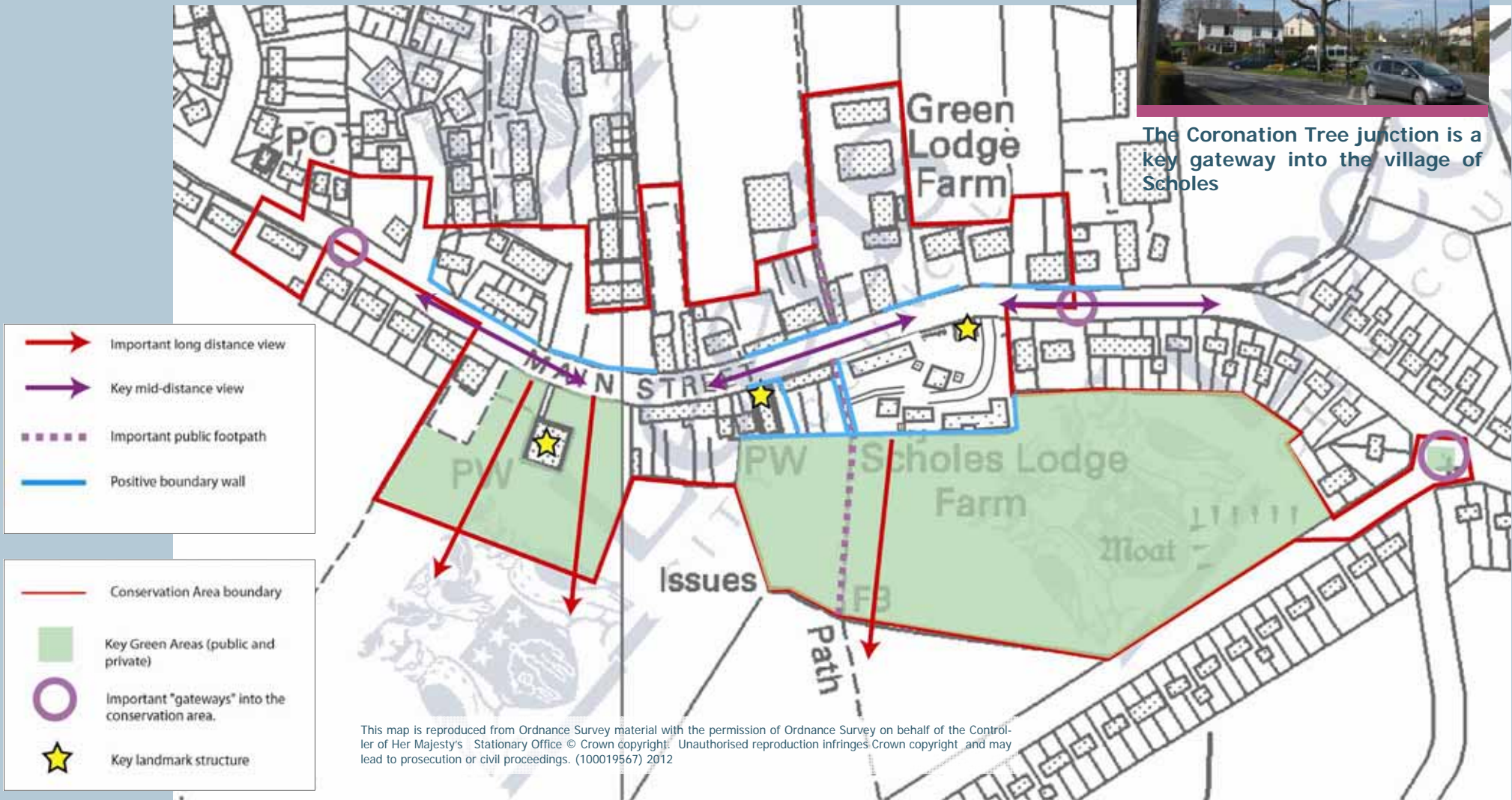
Main Street is a main through road and as such has high levels of vehicular activity.

# Character Analysis

## Spatial Analysis Map



The Coronation Tree junction is a key gateway into the village of Scholes



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# Character Analysis

## Built Environment

### Architectural characteristics

The majority of the buildings in the conservation area date from the mid-19th to early 20th centuries.

There are various architectural characteristics which 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 very little architectural ornament (the exception being some terrace rows employing monolithic stone detailing). 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, ecclesiastical structures, brick built terrace rows and coursed stone detached properties. This variation highlights the incremental development of the conservation area over a long period of time.
- Domestic properties on the whole are consistently two-storey with regular fenestration. They are generally orientated to face the street, and are located on the back of pavement edge, with

some set back behind historic boundary walls/hedgerows.

### Local details

The conservation area developed originally as an independent settlement with an agricultural population. A key characteristic of this lies in the variation of the architecture within a relatively small geographical area.

Structures of an ecclesiastical status have an increased level of ornate detail. This detail is of particular interest to the conservation area due to the variation present in such a small place; with the 19th century stone chapel, the 19th century Methodist church and the 1960s modernist St Philip's Church all making a positive contribution to the character and appearance of the area.

Traditional timber windows and doors add value to the conservation area. As to be expected there is a high level of UPVC in the area which has a detrimental impact on the character and appearance of the area, especially on terrace rows where consistent fenestration patterns is very positive.

There is a consistent use of stone boundary walls running throughout the conservation area which relate well with the rural character of the area. These are extremely positive features and are very important to maintaining the appearance of the area.



Scholes Lodge represents the last remaining high quality historic detached domestic property in Scholes.

### Materials

Despite the conservation area being located on sources of sandstone and millstone grit the majority of the buildings are constructed out of machine brick, most probably the local brick from the brickworks which was established in the 1870s. Many of the historic buildings, such as Scholes Hall, and various farm buildings, were probably constructed from the local stone, but were demolished in the mid-20th century. The oldest buildings in the conservation area, such as Green Lodge Farm barn and Scholes Lodge, are stone built. These buildings add important variation to the conservation area. The use of render is also a positive attribute to the area as again it adds diversity to what is a small conservation area.

The dominant positive roof material is Welsh slate, though common concrete



The ecclesiastical buildings of the conservation area add important variation to the conservation area, and increased ornamentation.



The Barleycorn public house shows that there is a mixed palette of building types and materials in the Scholes Conservation

tile is also present. The high retention of chimney stacks and pots adds interest to the roofscape.

# Character Analysis

## Streetscape and public realm

Streetscape features which are important include;

- The curved road results in terminated views creating interest out of otherwise ordinary features.
- Strong boundary treatments, particularly stone walls, metal railing and mature hedgerows, creating 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 of building and the impact they have on the streetscape from their size, scale and status.

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

- The black heritage style streetlights make a positive contribution to the character and appearance of the area.
- Pavement and street surfacing is very neutral and the whole

undertaken in concrete and tar macadam. This gives the area a more suburban feel but the prominence of the natural environment and historic buildings outweigh any suburban influences.

- There is very little signage in and around the conservation area. This has a positive contribution on the area by increasing the informality that would readily be associated with a historic rural settlement.

## Greenscape

Mature trees and hedgerows in garden and along boundaries throughout the conservation area make a positive contribution to the natural character and appearance of the conservation area. The Coronation Tree, first planted in 1911, makes a significant contribution to the area.

Two main areas make the greatest contribution to the green character of the area, the open space and trees surrounding St Philip's Church, and the open green area south of Main Street which contains significant archaeological remains. Both areas have significant grassland and open space that reflects the rural character of the surrounding countryside, parts of which are protected through being located within the 'Green Belt'. Both areas also provide views into the surrounding agricultural fields, further emphasising the rural setting of the village.



Mature trees, hedgerows and boundary walls all have a positive impact on the special character and appearance of the Scholes Conservation Area.



The back of pavement build lines, whether they be houses or boundary walls, have a positive impact on the streetscape.



The open green space around St Philip's Church, and the views of the countryside beyond, enhance the rural character of the conservation area.

# Character Analysis

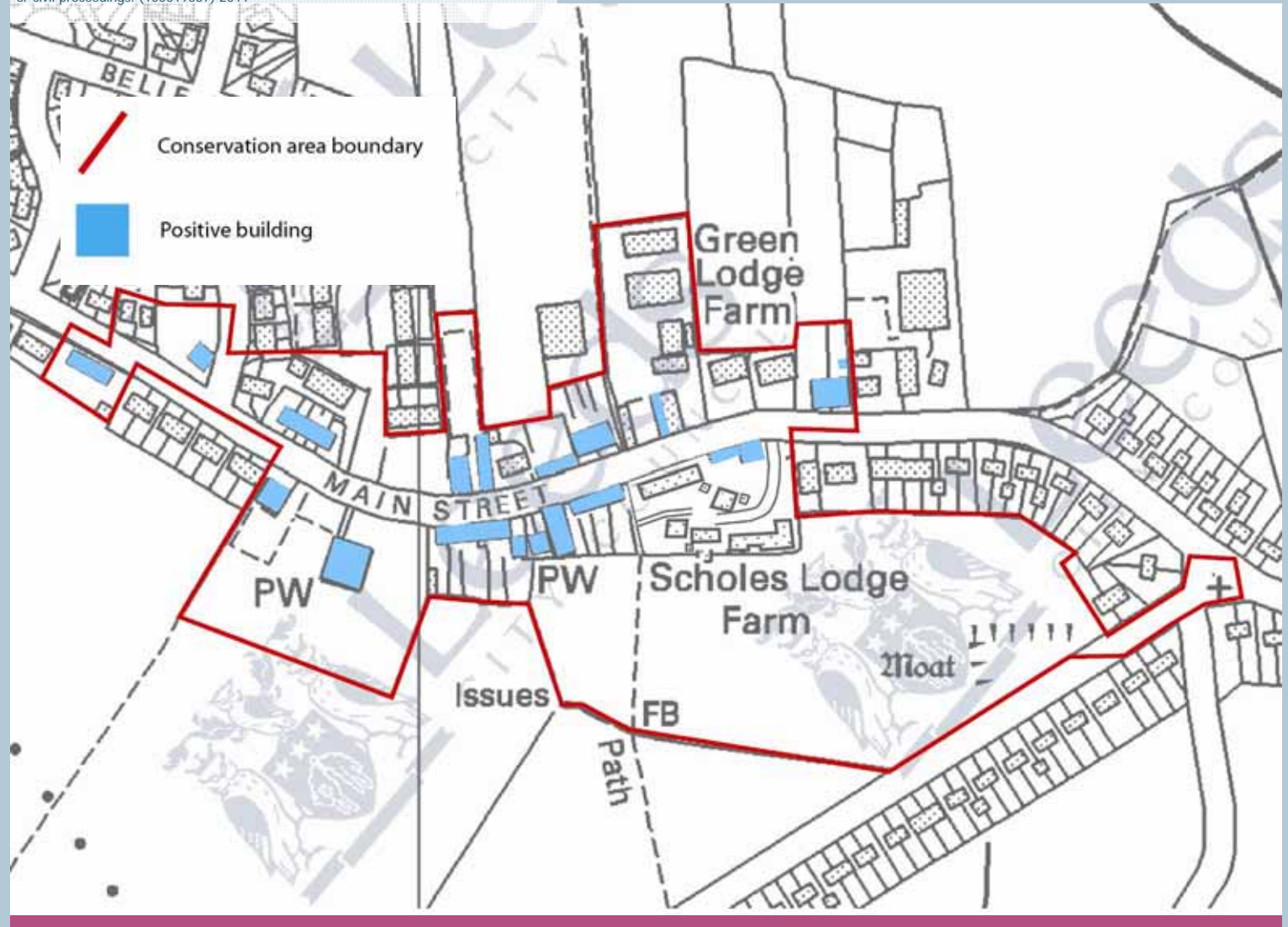
## Positive buildings

On the adjacent map the buildings coloured blue make a positive contribution to the character of the 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)*

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Map showing the positive buildings of Scholes Conservation Area

# Character Analysis

## Overall summary of character

Key characteristics which make a positive contribution throughout the conservation area:

- Regularly coursed millstone/sandstone and brick the predominant material for buildings/boundary walls.
- Variation in buildings type and status.
- Domestic two storey scale and massing of buildings.
- Buildings orientated on the whole to face the street, with many located on the back of pavement edge.
- Use of render on some properties.
- Regularly spaced fenestration on all buildings.
- Traditional roofing materials with chimney stack and pots.
- Traditional stone and/or mature hedgerow boundary treatments.
- Very little street clutter.
- Matures trees interspersed with properties.
- Publically accessible open green spaces.
- Permeability through the conservation area via footpaths and green spaces.

Key ways to retain character:

- New development should be sympathetic in character to any adjacent positive buildings.
- Keep the domestic scale and massing within the area.
- Spaces between buildings should be retained.
- New build properties to be normally of two storeys and employing regular fenestration.
- Keys views towards open green space and rural surroundings not compromised.
- Use of millstone grit/sandstone in the construction of new boundary walls.
- Render finishes, when used sporadically, would be in-keeping with the area.
- New buildings orientated to face the street front.
- 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.
- Retention of footpaths and ginnels.
- Continued use of traditional roofing materials with chimney stack and pots to articulate the roofscape.



Permeability through the conservation area and accessibility to the green spaces around the village are important characteristics to the conservation area.



The retention of hedgerows, boundary walls and trees makes a positive contribution to the conservation area.



Domestic scale buildings are a key characteristic of the conservation area.

## Management Plan— Opportunities for management and enhancement

This section highlights opportunities to further enhance the character and setting of the Scholes 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.

### Protection and enhancement of Green Space within the conservation area

The Conservation Area has a multitude of green spaces due to the original layout of this rural location and subsequent development. The area around St Philip's Church and the area south of Main Street are accessible and visible to the public and so have an impact on the character and appearance of the conservation area.

The green space, along with important elements such as mature trees and historic boundaries, should be preserved and well maintained where appropriate. The footpaths in and around these areas should similarly be maintained to improve access and

movement through the conservation area.

**Action:**  
Ensure that any future proposals respect the importance of green space in and around the conservation area. Also ensure that the movement through and around the conservation area isn't restricted due to development.

### 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.

A replanting strategy could 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.

**Action:**  
Consideration should be given to formulating a tree strategy to



Open green space within the conservation area forms a key characteristic and should be retained and enhanced where possible. This characteristic further enhances the rural character of the conservation area.

**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. This is already apparent with the irregular installation of dormer windows. When possible in the future terrace



Mature trees are important for the natural environment of the Scholes Conservation Area.

properties should conform to the strong and consistent character which is already in place.

**Action:**  
Planning decisions relating to the change of appearance of a terrace row will take into account the character and appearance of the whole row and not just the individual property.

### 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 emissions and decreasing the strain on fossil fuels. 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 solutions 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 microregeneration 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 microregeneration 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. In the future it is important that any redundant and duplicate items are not retained in the interest of the character and appearance of the conservation area. Consideration should be given to the sensitive design, siting, scale and grouping of fixtures, fittings and markings.

**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).
- Ensuring that street lighting respects the historic



New developments should respect the scale, massing and materials of existing positive buildings within the conservation area.

### streetscape and proportions of buildings.

### 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.



Scholes has many terrace properties. The incremental loss of detailing on the individual buildings could eventually have a detrimental impact on these positive historic buildings.

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.

### 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 new build to be of suburban form and design, executed in materials of lower quality than the surrounding positive buildings. Equally, poorly designed and detailed 'pastiche' development can be as eroding to 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 buildings 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 well as the spaces in between them and the effect this may have on the amenity of adjacent properties.**

### **Boundary Treatments**

The Scholes Conservation Area, due to its layout and historical context, is particularly at risk from inappropriate boundary walls and fences. 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:**  
**New boundary treatments within Scholes Conservation Area are consistent with the traditional nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible.**

### **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. Even though much of the land around the conservation area is a 'Protected Area of Search' (PAS) and development may occur in the future, appropriate design and materials should still be used when designing structures adjacent to the conservation area, as well as consideration given to the impact it may have on views towards and away from the conservation area.

**Action:**  
**Any development which may impact the setting of the conservation area, and therefore its character and appearance, will be considered during the planning process. This will ensure the character and setting of the conservation area is not compromised.**

### **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 area south of Main Street and the site of ridge and furrow/moated complex and areas where the sites of historic buildings were known, such as Scholes Hall and Scholes Grange.

**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.**



Historic boundary treatments are a positive attribute to the conservation and should be retained whenever possible.

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Land Use Consultants, 1994, *Leeds Landscape Assessment*.

Leeds City Council, 2003, *Neighbourhoods for Living. A guide for residential design in Leeds*

Leeds City Council, 2006, *Leeds Unitary Development Plan (Review 2006), Vol. 1: Written Statement, Vol. 2: Appendices*

### Map sources

1848 – Ordnance Survey 1:10, 000  
1894 – Ordnance Survey 1: 2,500  
1909 – Ordnance Survey 1: 2,500  
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## Acknowledgements

- Barwick in Elmet and Scholes Parish Council.
- West Yorkshire Archaeological Advisory Service (WYAAS).

The funding for the production of this document was made available through the Outer North East Area Committee of Leeds City Council with the support of the Harewood ward councillors.

## Where to find out more

Local sources are:

The Barwick in Elmet and Scholes Parish Council website—  
[www.barwickandscholespc.com](http://www.barwickandscholespc.com)

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)

In addition, much information is available on other websites:

- Access to archives - [www.a2a.org.uk](http://www.a2a.org.uk)
- [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) includes all listed building descriptions and some photos
- [www.leodis.net](http://www.leodis.net) has archive photos of the Leeds district
- [www.old-maps.co.uk](http://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 Scholes 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 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
- 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](http://www.planningportal.gov.uk)

### Community involvement and adoption

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

- Identified stakeholders and interested parties being directly notified.
- The appraisal and response form being made available through the Council's website.
- Posters were placed around the conservation area directing residents towards the information on-line and the public meeting which took place on 21 February 2012 at The Manor House, Belle View Road, Scholes
- The consultation was placed on Leeds City Council's 'Talking Point' public consultation system.
- Press releases were distributed.

The consultation responses were evaluated and the appraisal amended in light of comments received. This document was proposed for approval at the Leeds City Council Planning Board. The appraisal was approved as a material consideration when applications for change within the conservation area or its setting are considered by the Council on 30th April 2012.