



Barwick in Elmet 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.

Barwick in Elmet

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions—22nd March 2010.

Summary of Special Interest

Barwick in Elmet is a village whose history is second to none. With the northern part of the village lying within an Iron Age hill fort, and an early Medieval motte-and-bailey castle occupying the southern part of the fort, the early development of the village was one of defence and enclosure. Planned medieval expansion was the first phase in shaping the village today. The fact that all of these elements are still visible gives Barwick a tangible "on the ground" history that emphasises its special interest. Though the village in recent times has been surrounded by modern developments the castle and medieval expansion retain their dominance over 20th century housing

The core of the village is unusually marked by a tall maypole, which is the focus of regionally famous May Day ceremonies.

The built environment of Barwick reflects the strong historic development of the area. Though the ingress of modern 20th century materials has taken place, the conservation area is dominated by traditional materials, particularly the use of locally sourced limestone. The limestone landscape setting is also very important to the village, and was probably the dominant factor in the establishment of Barwick as an Iron Age defence settlement.

The strong village core, historic development, landscape setting and palette of traditional materials all establish Barwick in Elmet as a village steeped in special interest and a place that should be conserved and enhanced for the future.

Summary of Issues

Barwick in Elmet is of both special architectural and historic interest. The conservation area has been somewhat spoilt in the past by inappropriate development adjacent to the conservation area and therefore guidance is needed to help to conserve it.

The protection and enhancement of the special character of the conservation area depends on positive conservation management. The key issues have been identified as;

- 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.



Despite alterations to windows, doors and roof materials, Chapel Lane has a strong historic character.



The curved profile and raised ground level of All Saints churchyard behind the high stone wall indicates that the church site may be of early foundation.

Extent of the conservation area

This conservation area review for Barwick in Elmet 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 June and October 2009.

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 follow the lines of the character defined in this appraisal. It would not be acceptable to include one part of a given character and not another. Inclusion of something within the conservation area must depend on an analysis of its historic importance and significance in the streetscape.

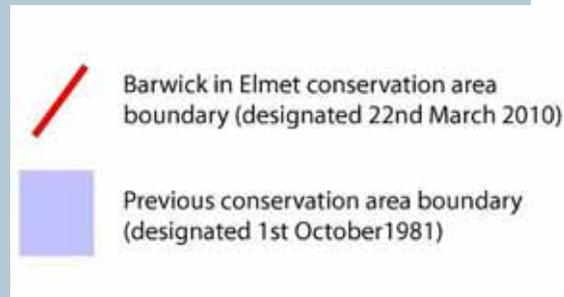
Barwick's history began as an independent settlement, the character of which has been retained. Many of the features of the conservation area's long history are apparent today and are enough in number to dominate later developments and ensure its independence from its surroundings.

This appraisal shows why Barwick has a special character and appearance that merited designation as a conservation

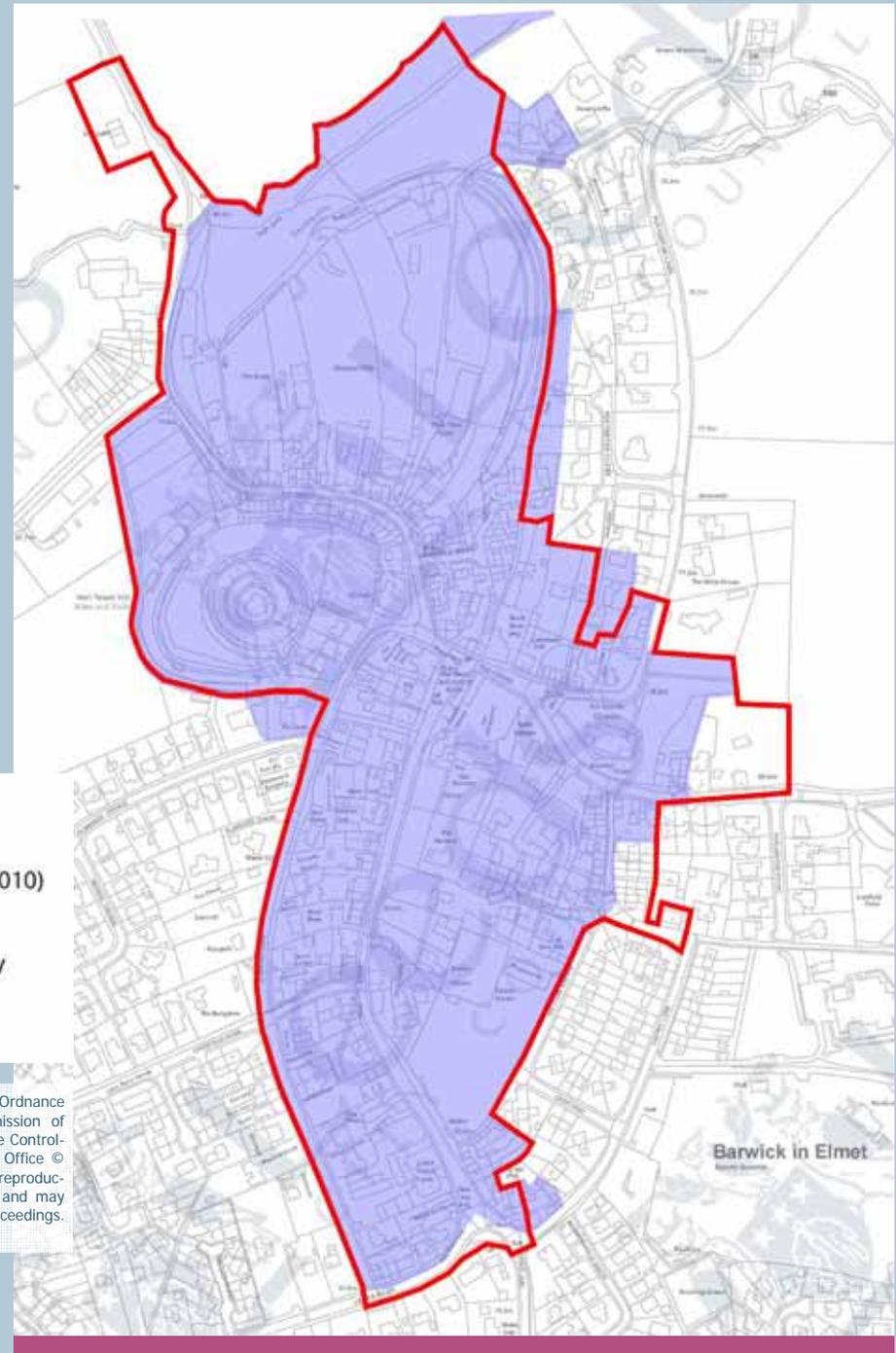
area on 1st October 1981 and its review on 22nd March 2010.



Former Wesleyan chapel, Chapel Lane is a significant building in the Barwick in Elmet conservation area.



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Assessing the Special Interest

Location and setting

Barwick in Elmet is a medium-sized village 8 miles east of Leeds. The village lies on a natural eminence overlooking lower land to its north and west, on the south side of the Rake Beck. The steeply sloping earthworks of an Iron Age fort enclose the north side of the village. The surrounding landscape is formed of gently rolling, predominantly arable farmland, with fields bordered by low hedges and interspersed with sizeable blocks of native trees. Woodland is particularly prominent on the skyline east of the village.

General character and plan form

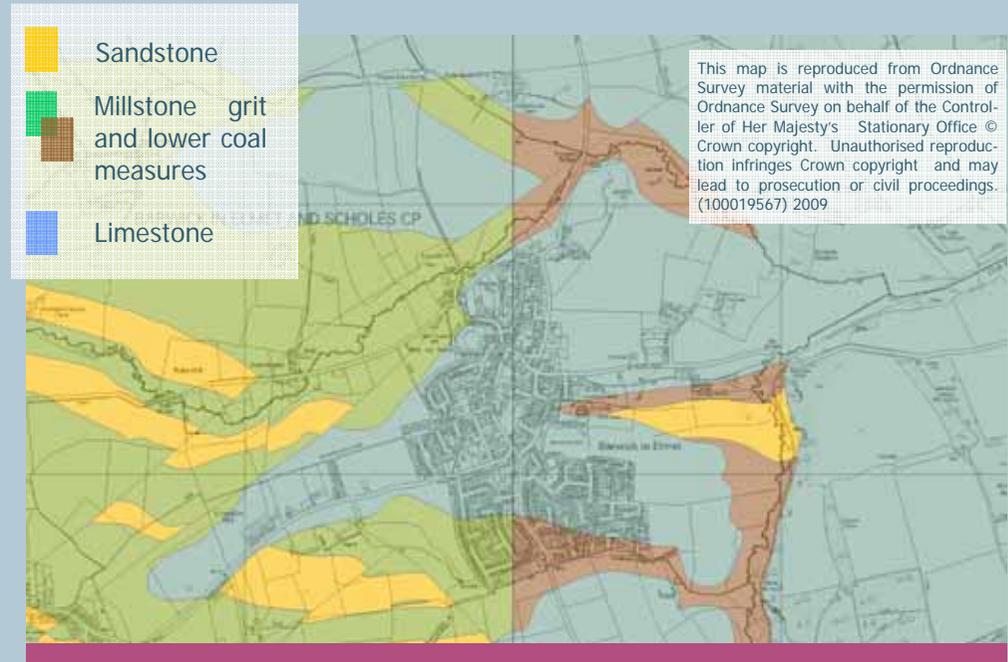
The plan form of Barwick-in-Elmet is complex. A medieval settlement overlies a post-Roman village and an Iron Age hill-fort. The core of the village lies between the Church of All Saints and the 12th century motte-and-bailey castle, which is built on the southern part of the hillfort. Although the medieval toft-and-croft layout has been obscured by 20th century development, the road pattern remains recognisable. The centre of the village is dominated by an extraordinarily tall maypole which is decorated with garlands of flowers. Together with the castle and hill fort, this imparts an utterly distinctive character to the settlement.

Geology, topography and landscape setting

Barwick in Elmet lies on the edge of the Southern Magnesian Limestone ridge, a narrow belt of Permian limestone which runs north-south through Yorkshire. The position of the village on the edge of this ridge gives long views over the lower land to the west and in the past offered a defensible position.

The geology to the west and south of the village is dominated by coal measures sandstone. Local seams of coal lie on or very close to the surface and were exploited for many centuries by small surface-worked coal mines. The sandstone close to the village was generally too soft to be used in construction so the hard grey limestone is the dominant building stone in the village.

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



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Solid Geology of Barwick in Elmet



Location of Barwick in Elmet in its wider context.

Origins and Evolution

Prehistoric and Roman Barwick

The earliest evidence of human occupation in Barwick-in-Elmet is the Iron Age hill fort, which originally enclosed the tops of Wendel Hill and Hall Tower Hill, and occupied an area of 6.1 hectares. It is one of the largest hill forts in northern England and is protected as a Scheduled Ancient Monument. The ramparts on the north side of the hill fort are particularly impressive. While little modern archaeological excavation has taken place on the site, small-scale excavations prior to 1834 apparently unearthed large quantities of human bone. However, it is not known what period these bones dated from or exactly where they were found.

Further archaeological evidence of Iron Age—Romano-British occupation can be found to the east of the village: linear ditches, which may represent a fragment of a former field system, are visible as crop marks on aerial photographs. A further area of linear ditches can be traced on open land to the west of the village, which are thought to be formed by the remains of a Late Iron Age or Roman rectilinear enclosure and associated ditch, and several prehistoric or Roman field boundaries.

Archaeological finds dating from the Roman period are limited to two gold

coins, one dating to 196-173 BC and the other to 41-54 AD.

The small post-Roman Kingdom of Elmet existed from around 400AD until 617, when it was conquered and incorporated into the Anglo-Saxon Kingdom of Northumberland. Defensive earthworks to the north and east of Barwick, including Becca Banks, most likely date to the Iron Age due to their landscape association with the known Iron Age enclosure. Elmet was known to be a Christian kingdom and it is possible that the rounded and elevated churchyard in the village may have also been the site of an early church. However, there is no surviving built fabric from before about 1100.

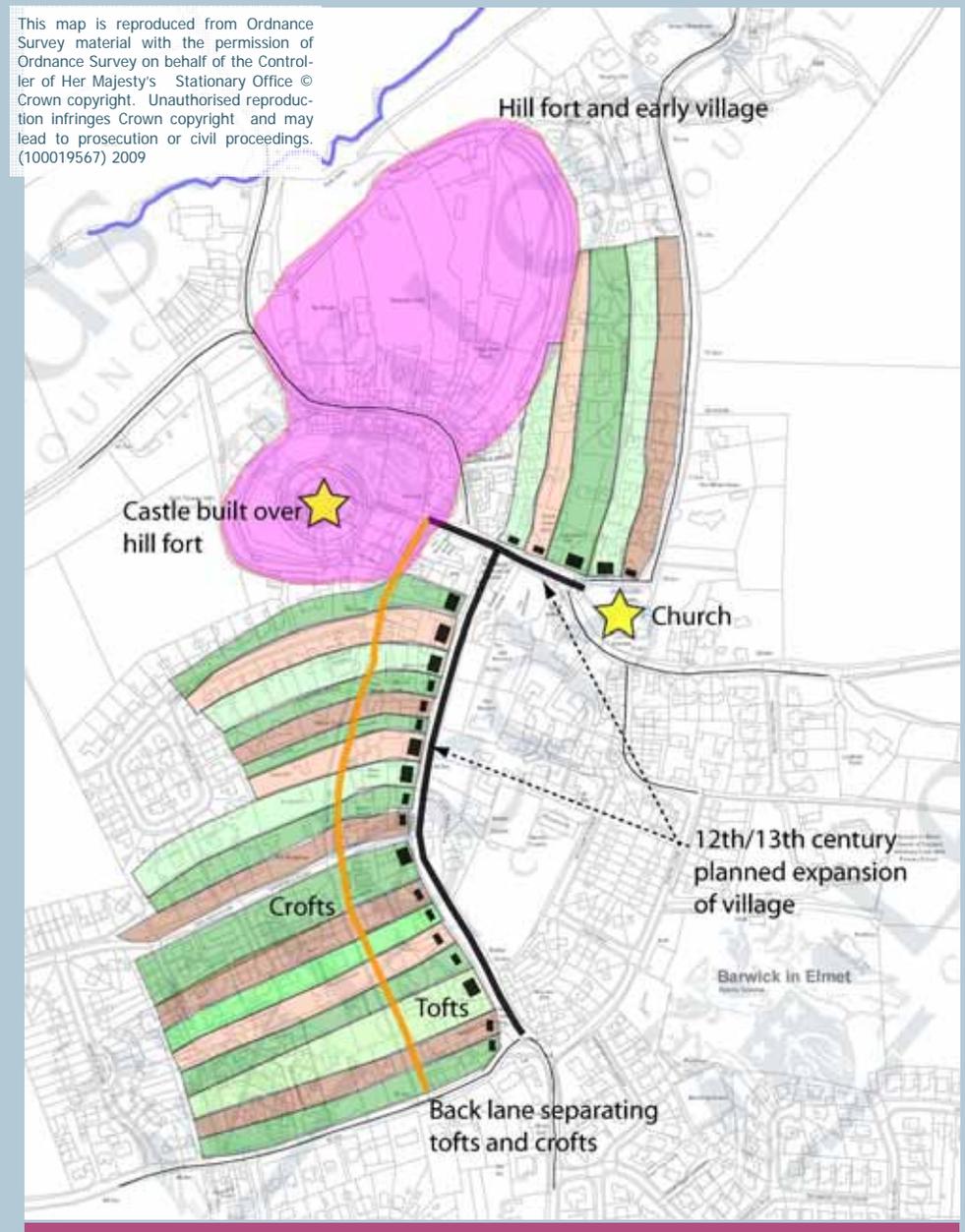


The motte and ditch, which may date from the 11th or 12th century, is a scheduled ancient monument.

Saxon and Norman

Anglo-Saxon Barwick probably lay largely between the church and The Boyle. The village was part of the

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Schematic plan of the medieval growth of Barwick. The pink area is the prehistoric hill fort (southern portion re-used as the castle site in 11th century), crofts and tofts laid out along Main Street south of earlier settlement.

manor of Kippax in the late 11th century and it is likely that Kippax, not Barwick, functioned as the centre of an Anglo-Saxon nobleman's estate in the pre-Conquest period. After the Norman Conquest the Honour of Pontefract was granted to Ilbert de Lacy, a Norman who had fought at the Battle of Hastings and been rewarded with the grant of land throughout Yorkshire and Lincolnshire. Barwick is mentioned in the Domesday Book as "Bereuith".

Medieval Development

A motte-and-bailey castle had been constructed by the mid 12th Century on the southern part of the Iron Age hillfort in the village. This type of fortification is often associated with the civil war between Stephen and Matilda between 1139 and 1153, although it may have been built earlier. King Stephen confirmed Barwick castle to Henry de Lacy at some time between 1135 and 1154, which makes it more likely that it was newly-built at this time.

The administrative centre for the northern part of the Honour of Pontefract moved from Kippax to Barwick in the mid 12th century. Around the same period, Barwick was re-planned and laid out in a standardized form, with regular-sized house plots (tofts) and long narrow garden plots (crofts) lining the west side of a new street running south from the Cross. Land on the east side of the street was granted to the church of All Saints. This layout can still be traced on Main Street, although the crofts have been obscured

by 20th-century housing development. The alteration of existing pre-medieval streets to a similar layout also took place, but this led to a less regular plan form since obstacles such as the hill-fort ramparts had to be negotiated.

The remains of a medieval market cross still stand on Main Street. It comprises four steps and is surmounted by a War Memorial that replaced the original base and shaft of the medieval cross in 1919. Some or all of the old cross is now in the churchyard.

To the south-east of the village an area of medieval ridge and furrow can be seen on aerial photographs. This was part of the former open field system of the medieval village, which can be traced in soil marks, earthworks in adjacent grassland, and in the shape of two fields that are clearly enclosures of bundles of former open field strips. Further medieval and post-medieval ridge and furrow shows up as cropmarks and earthworks on aerial photographs to the west of the village, along with two medieval earthwork banks, which are likely to be headlands.

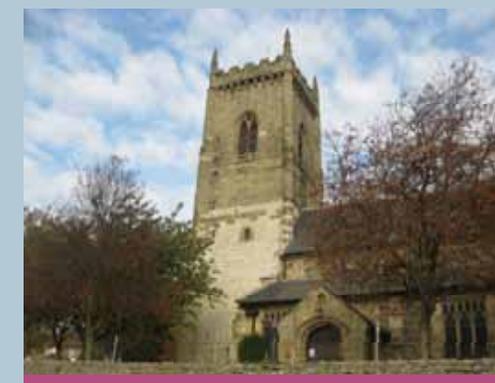
Two burials, one within a stone coffin, were discovered during building work on what is now Richmondfield Garth, to the south of the conservation area. It is thought that the coffin dated from the 12th century and that both skeletons were adult males. Another tomb is reported to have been seen during work on Elmwood Lane in 1994, although this is uncertain. There is also a possibility of further burials in this area, although why



Ordnance Survey 1st Edition map published in 1849. The tofts (house plots) between Main Street and Back Lane, and the crofts (long garden plots) running west from Back Lane, are clearly visible. These were probably laid out in the 12th Century and survived until the 1960s.

these individuals should have been buried so far from the church and the centre of the village is uncertain.

The existence of two pre-Conquest carved stones standing in the south aisle of All Saints' Church, one of which is thought to depict a biblical scene, suggests an early date for a church at this site. A priest is mentioned in the Domesday Book. The earliest fabric in the present church building most likely dates from around 1100 AD.



The parish church is an important structure in the development of Barwick

Historic Development

18th and 19th Century

Seams of good-quality coal lying underground to the south and west of the village have been exploited for many centuries, initially through shallow excavations and small bell-pits. Large-scale commercial mining began in the 1750s, when the Gascoigne estate expanded their mining interests from the Garforth colliery to Barnbow Moor, under which ran part of the Barcelona and Beeston coal seams. Four pits were in operation in the Barnbow area by the 1790s, raising thousands of tons of coal per annum. During the 19th century, production slowed at Barnbow moor but expanded at other pits in the Garforth Colliery, notably the Isabella pit, which provided work for many colliers from Barwick until the late 1920s.

In contrast with some mining enterprises elsewhere, the Garforth colliery company did not provide housing for colliers, hoping instead that speculative developers would resolve any housing shortage. As no colliery housing was built in Barwick itself; mining families lived in cottages throughout the village, with the greatest concentration of colliers to be found on Chapel Lane.

In the early 20th Century a new pit was sunk at Barnbow Moor. Production began in 1925 and expanded rapidly. However, just two years later, an accidental incursion into some 19th



Arts and crafts influenced houses on Leeds Road built circa 1912 are one of the few early 20th century developments

century mine workings caused sudden serious flooding. While there was no loss of life, it proved uneconomic to drain the mine and the pit was closed in 1930.

A windmill for the milling of corn was built at Carrfield in around 1820. Its existence seems to have led to the gradual decline of the historic watermill at Hillam. Wind power was supplemented and gradually superseded by steam power at Carrfield Mill, probably helped by the availability of cheap coal from Barnbow Moor.

20th Century

The village was able to meet individual needs on many levels, with butcher/slaughterhouse, blacksmith, joiners, and tailors all being present.

A lot of the households in Barwick were self sufficient in the early 20th century. Many cottages had a pig cote in the



Ordnance Survey map published in 1958 shows that Barwick was relatively unchanged into the mid 20th century.

back yards, with a fair proportion of cottagers having a few acres of land, presumably grazing for cows. It was recorded that behind 11 The Cross was a disused malt kiln, formerly used in local brewing, although oddly not adjoining any of the known beer houses or pubs.

The village grew slowly in the early decades of the 20th Century. A row of four houses built in a simple Arts and Crafts style were constructed on Leeds Road circa 1912. Welfare Avenue and Croft Way were built in 1938 on the site of former allotments. It was from the mid 20th century onwards that the

suburban development began to take place in the village.

The large playing field between Main Street and Welfare Avenue is known as Jack Heaps Field. It was given to the Parish by Jack Heaps after the end of the Second World War, to mark the safe return of his son from the war.

On a musical note "Barwick Green" is the theme music to the long-running BBC Radio 4 soap opera *The Archers*. It is a "maypole dance" from the suite *My Native Heath*, written in 1924 by the Yorkshire composer Arthur Wood, and named after the village.

Character Analysis

Spatial Analysis

Settlement form

The superimposition of a planned mediaeval linear village over a prehistoric hill fort and post-Roman village gives Barwick a distinctive settlement form. The settlement is focused on The Cross, a short wide street between the castle site and All Saints Church which contains the village cross and the iconic maypole. South of The Cross, Main Street largely retains its medieval linear form, with Elmwood Lane marking the rear of the former toft plots. While the linear strips of former crofts to the west have been largely obscured by late 20th century development, the backland character of Elmwood Lane is an important feature in the settlement.

The field pattern around the village is typical of a post-enclosure landscape, with fairly large fields bounded by straight hedges. Significant amounts of late-20th Century housing lie to the south of the historic village.

Activity and grain

In line with its character as a rural village, activity levels in Barwick are fairly low. The market cross marks the active heart of the village, with two pubs, the post office and general store fronting it. A bus stop and public

seating also concentrates activity in this small area.

The built environment is fine-grained and domestic in scale. Shops and houses are almost universally of two storeys, without dormers or attic storeys. Facades are well fenestrated, providing an active edge to the road. The building line is generally at the rear of the pavement, although some houses have narrow front gardens, and eaves are generally parallel with the road. Buildings towards the rear of plots are generally more agricultural in character, reflecting their former function as stables, barns or livestock housing.

Key views

Sequential views unfold in many directions as one walks around Barwick, as the curving nature of the roads helps to create a constantly-changing sequence. The lollipop sign at the bottom of Main Street marks entry from the south to the historic core of the village; thereafter, the gentle curve of Main Street draws the eye towards the village centre, where the market cross and maypole terminate most views. From the east, views of All Saints Church create a sense of arrival, closely followed by impressive views of the maypole beyond. From the west, and from footpaths from the north, the massive earthworks of the hillfort create imposing views.

Looking out from within the village, elevated views from the castle motte and the hillfort ramparts over the

countryside to the north and west are particularly important. Open rural views surround the rest of the village, and are important in retaining the rural and natural feel of the area. Also of particular importance are the views from the motte towards the centre of the village, particularly the key landmark of the church tower.

Character of spaces

There is a distinct variation in the spaces of Barwick. The enclosed feeling of Main Street is at contrast with the open feel of the castle mound and particularly the Park (known locally as Jack Heaps Field) which gives good views to the church and has a sense of relaxation.

The tree-covered ridge to south east of the conservation area defines an edge to this horizon and makes the village feel secure within a natural boundary.

There is a clear sense of leaving the village and entering into rural land on the east side of village, with rural views to the north being accentuated by the land steeply sloping to the north.



The church creates a distinctive sense of arrival into the village from the east, and departure when travelling west



The famous maypole with its garlands provides an important landmark in the built environment.

Character Analysis

Spatial Analysis map



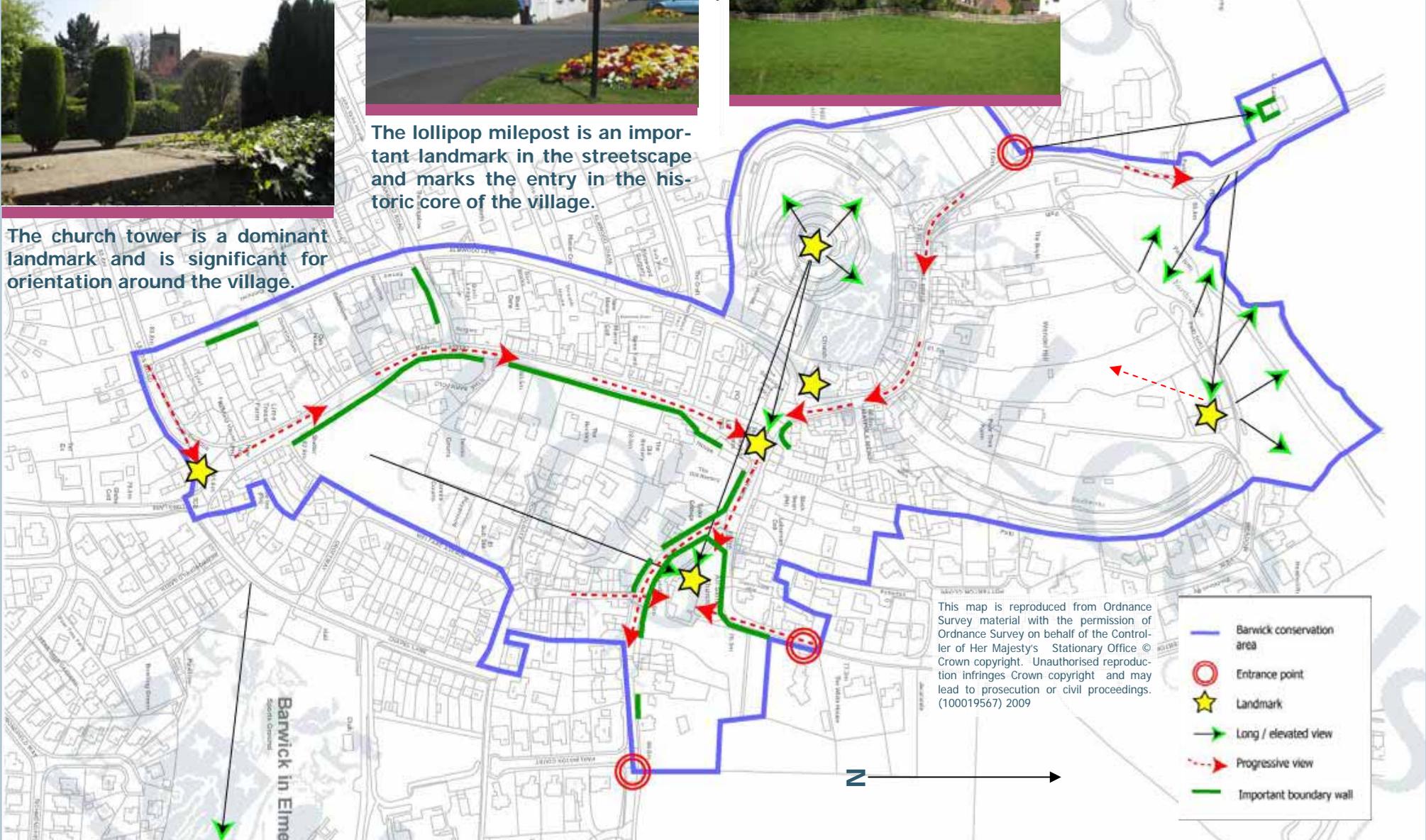
The church tower is a dominant landmark and is significant for orientation around the village.



The lollipop milepost is an important landmark in the streetscape and marks the entry in the historic core of the village.



Once upon the remains of the castle, open views of the countryside emphasise the rural location of the village



Character Analysis

Built Environment

Architectural characteristics

There are various architectural characteristics which make a positive impact on the appearance of the area.

The historic buildings are of varying types and varying status. Detached and terraced buildings are interspersed with each other. Converted farm buildings and existing farms also have a strong impact on character of the area. This varying size, scale and function have common characteristics and have a positive impact on the conservation area.

Prominent ecclesiastical buildings also sit comfortably next to housing.

The majority of the domestic properties have had modern windows and doors inserted, but many traditional timber doors and windows survive. When present these details have a positive contribution to the built environment of Barwick

The design of most buildings is generally simple, with the majority of positive buildings having very little architectural ornament. This lack of ornament is key to the retention of the rural and historic character and appearance of Barwick.

Properties are on the whole are;

- Two-storey
- No more than two bays wide
- Regular fenestration.
- Generally orientated to face the street.
- Located at back of pavement edge.
- The eaves run parallel with the street.
- Roofs are usually pitched and are adorned with chimney stacks and clay pots.

Materials

Walls-

Limestone laid in regular courses is the predominant building material within Barwick. Brick is employed, but sporadically, though this does add interest to the conservation when it is used in a sympathetic manner.

The natural stone is of varying quality, with ashlar buildings, such as Ings House standing alongside earlier buildings constructed of a more fragmentary stone. Whilst the variation in materials adds interest to the conservation area, the dominance of locally sourced limestone is a key factor in establishing the special character of the built environment.



Coursed natural stone with an exposed finish is common within the conservation area. The simple architectural detail enhances the rural nature of the conservation area.



Traditional architectural details such as these Yorkshire horizontal sliding sash windows are important to the character and appearance of Barwick



Coursed stone, of varying qualities, is the most dominant building material in the conservation area.

Roofs-

The vast majority of the roofs in the conservation area are covered with natural Welsh slate. There is a variation in the palette of roofing materials with pan-tile being employed, though this isn't common.

Finish-

Whilst most buildings employ an exposed stone finish there is a variation where some properties have a full or partial render. The rendered properties add interest and variation to the area.

Local details

Rural farm buildings

An important local feature is the survival of the former agricultural character of the village. The farmyards at either end of the village (Lime Tree Farm and Church Farm) and their surviving farm structures both have an important impact on the appearance of the area. This appearance is maintained through much of the conservation area.

Stone boundary walls-

There is a consistent use of stone boundary walls running throughout the conservation area which relate well with the rural character of Barwick. These are extremely positive features and are very important to maintaining the appearance of the area. There is a variation in the height and detailing of these walls, with some as tall as two metres. Due to the scale these features can often dominate the streetscape in which they are placed.



Stone boundary walls are important features which should be retained in central Barwick.



There is a variation in the finish of properties on Main Street. The most predominant finishes are exposed stone, or full render



Traditional slate roofing materials are important to the roofscape of Barwick.



Rural farm structures, such as the listed Lime Tree Farm on Main Street, have a very important impact on the character and appearance of the conservation area



Traditional windows should be retained to preserve the character of the conservation area.



Historic photographs highlight many of the building characteristics which are still important today, such as variation of wall finish and domestic scale

Character Analysis

Streetscape and public realm

There is a very strong streetscape within the Barwick Conservation Area. The focal point of activity is around the market cross. The long Main Street has the greatest impact on the character and appearance of the conservation area. The gradual curving nature of Main Street is very important for views and contrasts with the sharp bends of The Boyle and the streets around the church.

The streetscape is made up of many important interacting features. Those which are particularly important to Barwick include;

- Strong boundary treatments, particularly stone walls and mature hedgerows.
- Mature trees interspersed with the buildings.
- Buildings located at the back-of-pavement, and orientated to face the street, giving an enclosed feel.
- Planting along verges in prominent locations which give the area a more rural feel.
- Sympathetic and traditional public realm in the conservation area.

Public realm elements have an impact on the conservation area both individually and cumulatively.

- **Street lighting**

Within the conservation area the street lighting is treated very sympathetically. "Heritage style" streetlights are employed along Main Street and have a positive impact in the character in this location. In the peripheral areas of the conservation area the street lights are painted black, which allows them to sit comfortably within the historic environment. This has a positive impact on the area as street lights can sometimes dominate the streetscape and the buildings they are adjacent to.

- **Pavement surfacing**

Stone kerbs and flag stones are present in some, but not all, of the conservation area. Main Street particularly has inconsistent surface treatments. Where present traditional materials give a positive contribution to the street surfacing and should be retained where possible. A good example of this is the surface treatments on the pavements that lie between Main Street and the Jack Heaps Field.

- **Traffic signage**

There is very little signage within the conservation area. This has little impact on the character and appearance of the conservation area. Increased signage could have a detrimental affect.



The back of pavement edge location of properties gives the conservation area an enclosed feel in some locations.



Street furniture in Barwick, such as heritage style street lighting, is generally well maintained and in keeping with the area.



Traditional surface treatments to the west of Jack Heaps Field enhance the appearance of the conservation area.

Character Analysis

Greenscape

Trees, mature planting and open green space are all essential elements of the Barwick Conservation Area. This important element of Barwick's character is emphasised by the success of winning a gold award in the 2009 Britain in Bloom competition. The key features which have a positive impact on the greenscape are;

- **Hall Tower Hill and Wendel Hill**

The remains of the Iron Age hill-fort and its subsequent land uses constitute very important green areas within the Barwick conservation area. Hall Tower Hill is a well maintained scheduled ancient monument. The mound itself is, surprisingly, quite well hidden behind modern one and two-storey architecture but it is still a significant influence on the natural environment of Barwick. The grass covered mound and the mature trees that surround it are significant contributors, not least due to the rural views which it offers. Views from the top of the hill extend to the countryside to the north, particularly the agricultural land of Wendel Hill. Also key views towards the village centre, particularly towards the church, are important features of the conservation area that should not be compromised.

- **Jack Heaps Field**

The recreation ground (known locally as Jack Heaps Field) to the east of Main

Street consists of a large grassed area together with mature trees, establishing it as an important green space. The accessibility of this land also makes it an important natural environment within the conservation area.

- **Countryside setting**

As mentioned previously, the countryside setting of Barwick is very significant to the character and appearance of the settlement. The built environment of Barwick is quite enclosed, yet at the edges the surrounding open countryside dominates. This rural setting is reflected in the extant farm structures of the area.

- **Well maintained verges and road-side planting**

The greenscape of Barwick is enhanced by the road-side planting undertaken throughout much of the village, the majority of which was undertaken by Barwick In Bloom (for which it won a gold award in the 2009 Britain in Bloom). Significant areas are the eastern side of Main Street, where planting has enhanced the area of what would otherwise be a blank wall, the Jubilee Garden, where the former Churchyard has been developed into a small walled garden with mature trees, and the planting around the lollipop sign at the junction of Main Street, Leeds Road and Long Lane. The retention and maintenance of these features is important to the character and appearance of central Barwick.



Planted verges and mature garden trees on the eastern side of Main Street make a significant contribution to the rural nature of Barwick.



Jack Heaps field is important for accessibility of natural areas within the conservation area.



Open countryside to the north of the conservation area, as seen from Hall Tower Hill

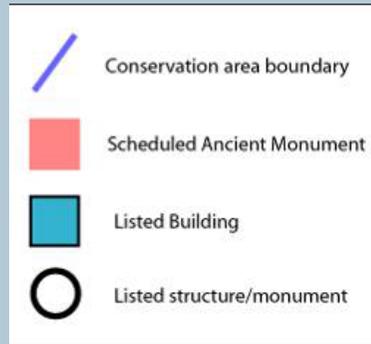
Character Analysis

Scheduled Monuments

It is very unusual for a village to have a large area of Scheduled Ancient Monument at its core. Scheduling is the highest form of protection that can be given to archaeological remains and means that a site is of national or international importance.

It is a criminal offence for anyone to cause any harm to a Scheduled Monument. Any person who carries out any action which disturbs the ground of a Scheduled site, including the dumping of any material on the site, has committed a criminal offence and may be prosecuted either in a Magistrates Court or a Crown Court.

The monument is very important to the character and appearance of Barwick in Elmet and it should be protected in the future.



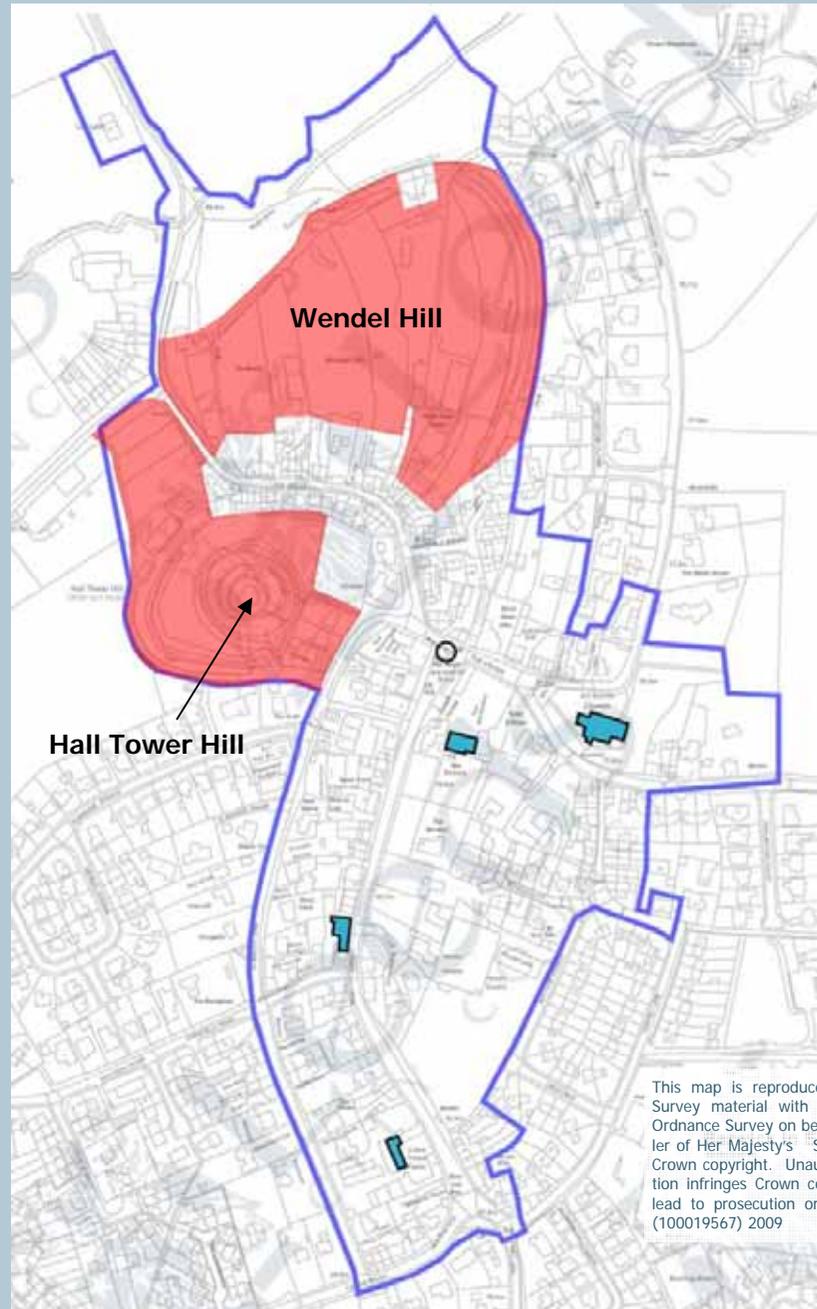
The historical importance of the scheduled ancient monument is highlighted by information boards.



The prehistoric ditch and mound on the west side of Wendel Hill.



The ford over Rake Beck is on the route of an early lane and was possibly an entrance to the Iron Age hill-fort.



Conservation area showing the extent of the designated Scheduled Ancient Monument.

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Character Analysis

Summary of character

Key characteristics:

- Domestic two storey scale and massing of buildings.
- Regularly coursed natural stone the predominant material for buildings/boundary walls.
- Regularly spaced fenestration on all buildings.
- Buildings orientated on the whole to face the street, with many located on the back of pavement edge.
- Use of render on many properties within the village.
- Simple roofscape with only slight variation in eaves height.
- Traditional roofing materials with chimney stack and pots. Dormer windows absent throughout the conservation area.
- Traditional stone and/or mature hedgerow boundary treatments.
- Very little street clutter.
- Mature trees interspersed with properties.
- Open green spaces with lots of planting.
- Permeability through the conservation area via footpaths and green spaces.
- Traditional street furniture employed, including heritage style street lights.

- The visual relationship/legibility of the ancient monument from within the village and vice-versa.

Key ways to retain character:

- Keep the domestic scale and massing within the conservation area.
- New build properties to be of two storeys and employing regular fenestration.
- Avoid compromising key views towards open countryside.
- Use of natural stone in the construction of new boundary walls and buildings.
- Use of traditional materials on roofs, with chimneys to articulate the roofscape.
- Plain roofs with no dormer windows.
- Retention of active street front with new buildings orientated to face the street front, with historic plot layout retained behind.
- Retention and enhancement of green spaces.
- Retention of the permeability and accessibility to these green spaces within, and adjacent to, the conservation area.
- Retention and reinstatement of traditional street surfacing.
- Avoid obstructing key views and visual relationships of spaces and buildings with the Scheduled Ancient Monument.



Street-facing orientation and domestic scale are just two of the characteristics that are important to the built environment of Barwick



Buildings on The Boile are typical in size, scale and materials of much of the Barwick Conservation Area

Character Analysis

Positive buildings

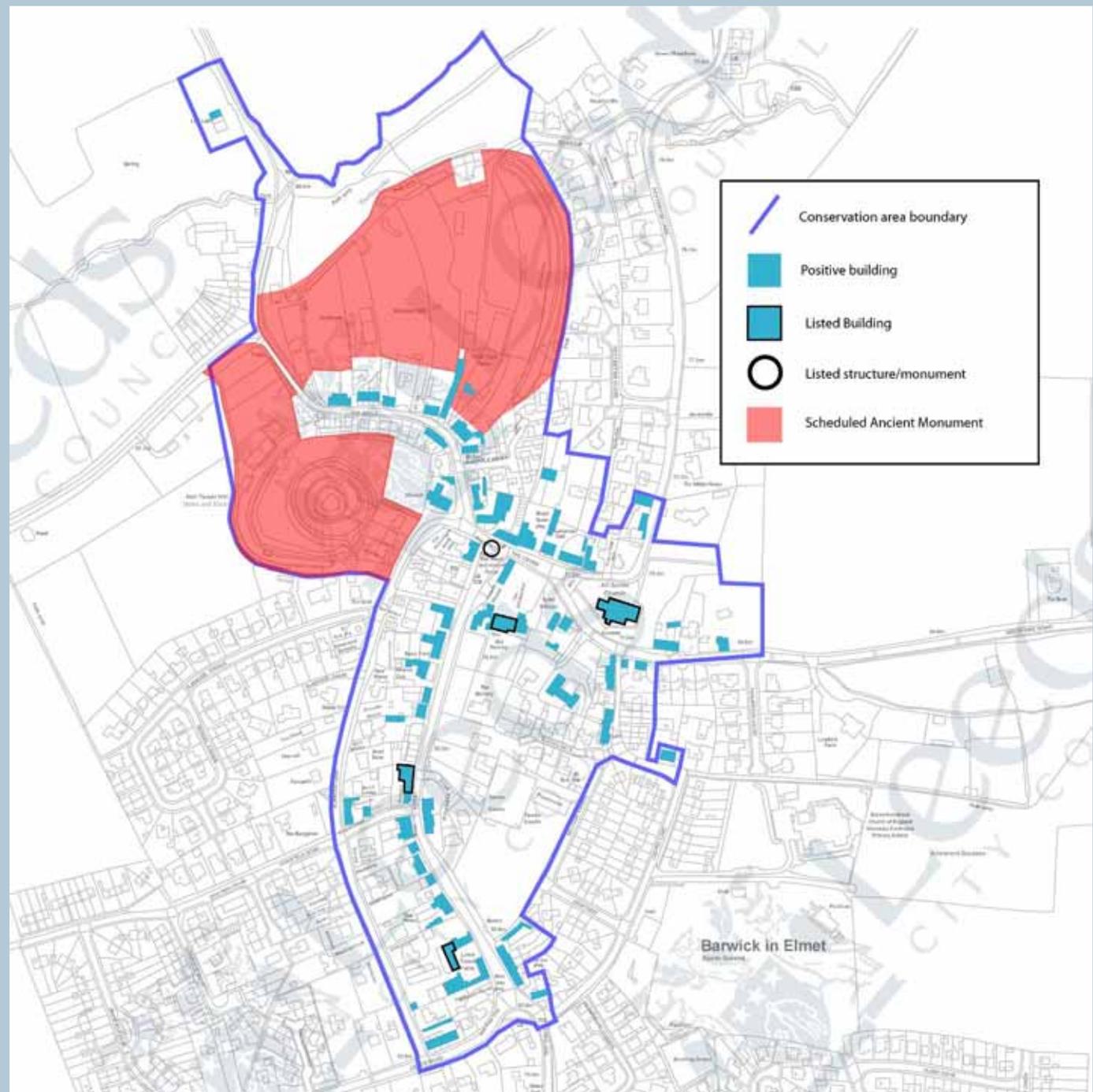
Within the conservation area, some buildings make a major contribution to the conservation area, while others make a lesser but still positive contribution. The buildings coloured blue on the map (right) make a positive contribution to the character of the conservation area.

This contribution may be in one or more 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 is a presumption in favour of the retention of positive buildings in all but exceptional circumstances.

Right-Barwick Conservation Area showing positive and listed buildings.



Management Plan— Opportunities for management and enhancement

Barwick in Elmet is an attractive and thriving village which incorporates archaeological remains of national importance. This management plan sets out a number of principles to guide any future changes in the conservation area. Positive conservation management will ensure the ongoing protection of the village's special character.

Protection of archaeological remains and scheduled ancient monuments

Barwick has possibly been inhabited for over 2000 years and buried evidence of past occupation is likely to survive. This is further reiterated by the scheduled ancient monument which is so important and prominent in the village. Development which may disturb archaeological remains will very probably require some form of archaeological intervention to ensure the preservation and recording of archaeological finds. Due to the close vicinity of the castle all of the village should be treated as being archaeologically sensitive. Development in this areas may require archaeological evaluation or excavation if it were above a certain scale.

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

Tree management

Trees form an important part of the character of the area. Conservation area designation affords some degree of protection. A tree that has a trunk diameter of 7.5cm when measured at 1.5 metres above ground level is protected within a conservation area. Six weeks notification to Leeds City Council is required to undertake works to trees above this size. If the works are deemed unacceptable then a Tree Preservation Order may be made to give the tree permanent protection.

If possible a tree strategy could be undertaken to identify the most significant trees in a conservation area. This could lead to the making of more Tree Preservation Orders (TPOs) and could also identify general tree management issues if further required. A replanting strategy should also be considered in order to manage the impact of loss of trees through over maturity.

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



The scheduled ancient monument in Barwick is a nationally important site and should be protected in the future. The gradual incremental lengthening of gardens onto the schedule site should be particularly avoided.



Mature trees in Jubilee Garden are important to the setting of the conservation area



Mature trees at Jack Heap's Field emphasise the rural character of Barwick.

Sensitive new development in and adjacent to the conservation area

To be successful, any 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.

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.

Public realm enhancements

When resources are available a specifically funded streetscape audit and rationalisation of existing signage, road markings and street furniture would provide the opportunity to clear the streetscape of unnecessary clutter. Redundant and duplicate items could be removed, and consideration given to the sensitive design, siting, scale and grouping of fixtures, fittings and markings.

Particular issues that could benefit from enhancement include:

- Appropriate treatment for street furniture (streetlights, benches etc), such as a simple design painted black (as covered by current council policy).
- The sympathetic development and enhancement of surface treatments on public highways, particularly paths. The retention of stone kerbs and flag stones is of a particular importance.
- More discrete public realm such as smaller traffic signs and paler and thinner yellow lines when they are due for renewal.
- Ensuring all public realm is consistent and uniform.



Barwick currently has a discreet and sympathetic public realm. The conservation area would benefit from this being retained, and enhanced when possible.

Action:
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 should have regard to current English Heritage "Streets for All" guidance (see references).**

- **Retain historic paving in the conservation area and restore where appropriate and when possible.**
- **Ensuring that street lighting and signage respects the historic streetscape and height of buildings.**

Resistance to inappropriate forms of infill development

There will be a general presumption against infill development as conservation areas in general are sensitive to the negative effect which this can cause. Often the infill does not take into account the scale, massing and proportion of structures in the area. Spaces between the structures are also important. All of these criteria are important in maintaining the character of the area. The failure to ensure that these characteristics are upheld can result in developments that will have a detrimental effect on the character and appearance of the conservation area.

Action:

There will be a general presumption against infill development, though where permitted, any development proposing the infill of a site, or the subdivision of a plot, 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.

Development affecting the setting of the conservation area

It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be detrimentally

affected by inappropriate placed structures, or groups of structures, at key locations around the conservation area. Appropriate design and materials should still be used when designing structures adjacent to the conservation area, as well as consideration given to the impact it may have on views towards and away from the conservation area.

Action:

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

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 and designs, is negative and affects individual buildings and the wider streetscape. This cumulative change is particularly noticeable in the terrace rows where the original uniformity has been weakened.

Surviving historic features should be maintained and sympathetically repaired where necessary. Where historic fenestration and features have been lost in the identified positive buildings,



Any new development in Barwick should be in keeping with the size, scale, appearance and layout of existing architecture.

reinstatement of appropriate, traditional detailed fittings is encouraged.

By encouraging the protection of surviving historic detail and the reinstatement of appropriately detailed fittings in the defined positive buildings, the character of the conservation area can be further enhanced.

Action:

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

Boundary Treatments

The Barwick Conservation Area, due to its layout and historical context, is

particularly at risk from the negative effects that can be caused by inappropriate boundary treatments. In order to retain the established character, all boundary treatments should be sympathetic with those in existence, and those which add character to the area.

Action:

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

References

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Map sources

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1891 – Ordnance Survey 1: 2,500

1909 – Ordnance Survey 1: 2,500

1956 – Ordnance Survey 1:10, 000

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- West Yorkshire Archaeological Advisory Service (WYAAS).
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- Barwick in Elmet Historical Society.

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Where to find out more

Local sources are:

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

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

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

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

West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds LS7 3AP. Tel 0113 214 5814 email: leeds@wyjs.org.uk website: www.archives.wyjs.org.uk

In addition, much information is available on other websites:

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

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Finding Out More

What is a conservation area?

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

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

What does conservation area status mean?

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

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

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

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

What is the purpose of this appraisal?

This appraisal provides 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 Barwick in Elmet by:

- accessing 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 document that will ultimately replace the Local Plan.

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.
- The consultation being advertised with a leaflet drop to all residences in the conservation area.
- Posters were placed around the conservation area directing residents towards the information on-line and the public meeting which took place on 28 January 2010 in the John Rylie Centre, Barwick in Elmet.
- The consultation was placed on Leeds City Council's 'Talking Point' public consultation system.
- Press releases were distributed, with articles appearing in Wetherby News and Yorkshire Evening Post.

The consultation responses were evaluated and the appraisal was amended in light of comments received if it was deemed appropriate. This document was approved at the Leeds City Council Planning Board meeting in February 2010, with the document becoming a material consideration when applications for change within the conservation area or its setting are considered by the Council from 22nd March 2010.