

Collingham 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.



# Collingham

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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

## Summary of Special Interest

*The special interest of Collingham is made of up many key elements which all interact together to create a real sense of place.*

*First is the historic street layout. Main Street with its flanking parallel roads of School Street and Church Lane provide a historic context within the village centre.*

*Second comes the high retention of historic structures. St Oswald's Church is the obvious focal point piece of architecture, but there are many historic buildings throughout the village, with the varying scale and status of the buildings emphasising the historic development of the area.*

*The activity around the village centre adds to the character of the place. Busy shops, public houses, sports facilities and municipal buildings all sit amongst each other and next to domestic dwellings. This coupled with the permeability of the area through many footpaths establishes Collingham as a location that continues to thrive to this day.*

*The high level of activity is complemented by the surrounding countryside and open green spaces, particularly Glebe Field and Orchard Garden. These elements contrast with the busy location and add a sense of serenity to it.*

*Historic buildings, street layout, green space, permeability and activity all work together effectively to make Collingham an important place, with a special interest, whose character and appearance is worthy of both preservation and enhancement.*

## Summary of Issues

Collingham is a village of both architectural and historic interest which is worthy of conservation area status. The village core has been detrimentally affected in the past by some inappropriate development and unsympathetic public realm, therefore there is a need for guidance to preserve and enhance the area. The protection of the special character of the conservation area depends on positive conservation management provided in this document. The following key issues have been identified;

- The volume of traffic which passes through the conservation area, and the speed at which it travels.
- Poor choice of materials for the replacement of historic architectural detailing.
- Exposed car parking surrounding the various public houses and commercial premises.
- Unsympathetic public realm, particularly that associated with crossing the busy Main Street.



Green space is an important element of the special interest of Collingham.



Exposed car parking in front of the shopping parade has a detrimental impact on the appearance of the conservation area.



## Extent of the conservation area

This conservation area review for Collingham 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 August 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 reflect the character defined in this appraisal. Inclusion of a character area within the conservation area must depend on an analysis of its historic importance and significance in the streetscape.

Collingham's history began as an independent settlement, the character of which is still apparent. Many of the features of the conservation area's long history are apparent today and are enough in number to ensure its independence from its surroundings. The conservation area of Collingham directly abuts that of Linton, to the north.

This appraisal shows why Collingham has a special character and appearance which merits designation as a conservation area.



Map showing the Collingham Conservation Area



# Assessing the Special Interest

## Location and Setting

The village of Collingham is situated adjacent to Linton on the southern side of the valley of the River Wharfe. The market town of Wetherby is just 2 miles to the northeast.

Collingham is bisected by two main roads: the A58 which goes from Wetherby to Leeds, and the A659 which comes from Tadcaster, and then branches off the A58 at Collingham village centre to Harewood and Otley.

The Civil Parish of Collingham covers 713.3 hectares of land but the village itself only occupies a small part of the total area, the bulk of which is farmland and designated Green Belt. The conservation area is located within the Harewood Ward of Leeds District authority.

## General character and plan form

The conservation area is focused around the core of historical development. The centre of the village was originally a linear development along Main Street, with the associated back lanes of Church Lane and School Lane (formerly named Back Lane). Suburban development has meant that Collingham now reflects a more

nucleated settlement, with the central location being the junction of the A58 and A659.

The conservation area covers the still distinguishable historic core, whereas the non-designated area is made up of 20th century suburban developments.

## Geology, topography and landscape setting

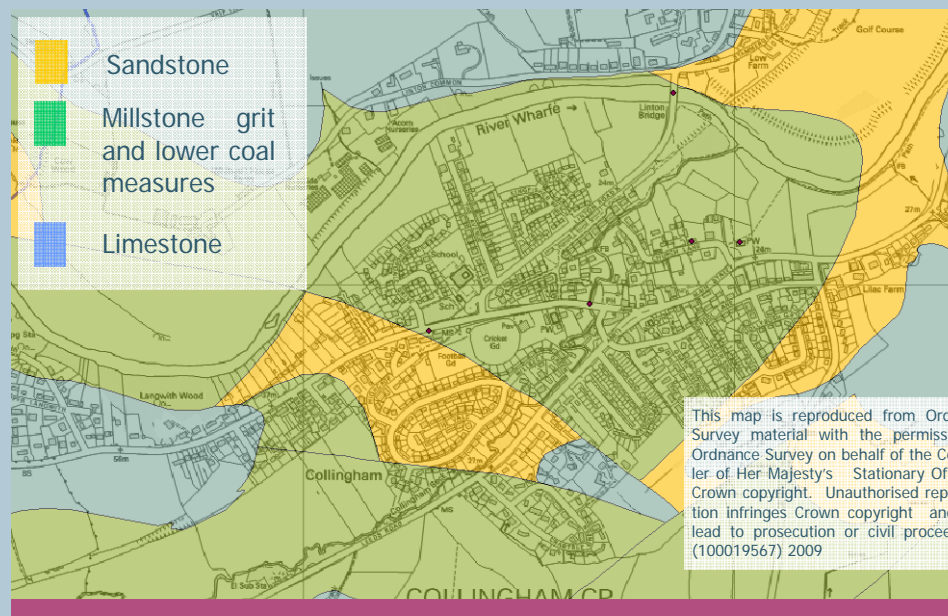
The conservation area in Collingham is on low ground approximately 24 metres above sea level. The villages of Collingham and Linton both lie partly in the floodplain of the River Wharfe.

The settlement is located on a mixed solid geology, with Millstone Grit and Limestone both having an influence on the landscape, and also a strong influence on the built environment.

The Collingham Conservation Area retains a strong independent character with regards its landscape setting. To the south and east of the conservation area the rising escarpment forms a distinctive landscape boundary, and to the north open green land and meadows, and the River Wharfe, form a second strong boundary. Surrounded by countryside and modern housing developments, the conservation area has a strong historic survival in a village dominated by later 20th century developments.



Collingham in its wider context



The solid geology of Collingham

## Origins and Evolution

### Prehistoric Collingham

Although there have been no archaeological remains dating to the prehistoric period found within the conservation area, there is evidence to indicate that the area around Collingham was occupied by humans from the prehistoric period onwards. To the west of the conservation area, just north of a bend in the River Wharfe around Whitwell House Farm, is one of only three known lowland flint scatter sites within West Yorkshire. Over 8000 flints (including waste material) have been found during field-walking exercises. The assemblage appears to represent a number of chronological periods, and includes Mesolithic (10,000 BC – 4,000 BC), Neolithic (4,000BC – 2,200 BC) and Bronze Age (2,200 BC – 800 BC) flints. Upper Palaeolithic (40,000 BC – 10,000 BC) material has very tentatively been identified also. Given the large size of the assemblage, this site has potential to yield more artefacts and possibly period features preserved below-ground. The flint assemblage makes this site of significant regional importance, and if there were intact below-ground features, the site could potentially be of national significance. Crop marks of an enclosure and ditch are visible on aerial photographs in the vicinity of this flint scatter site. It is thought that these crop marks date to the Iron Age or Roman period, which further highlights

the longevity of this site for human occupation.

Another flint scatter, including blades, flakes and cores, has been found to the south of the conservation area during field-walking. The significant number of blades within this assemblage is suggestive of a Neolithic date, although it could also potentially date to the Bronze Age. Other material recovered at the same site includes two pieces of slag (of unknown date), medieval (AD 1200 – 1550) pottery and three pieces of tentatively-dated Iron Age (800 BC – AD 43) pottery.

### Roman Occupation in the area

To the east of the CA are two areas where crop marks of ditched enclosures, pits and ditched track ways are visible as crop marks on aerial photographs. These areas are likely to have been associated settlements dating to the prehistoric period. Further to the east is the site of an Iron Age/Romano British (say c.400 BC – AD 600) conjoined enclosure and field system at Wattle Syke, which can also be seen as crop marks on aerial photographs. This site has been recently partly excavated and has produced important material (including a large number of human remains). The site appears to have originated in the later Iron Age and to have continued into the post Roman period. This is an important site in West Yorkshire. Further prehistoric and Iron Age/Roman settlement remains surround Collingham on all sides visible as crop marks on aerial photographs. A



The presence of St Oswald's Church, together with various Anglo-Saxon archaeological discoveries, indicates that there was most likely a thriving community here possibly as early as the 7th Century. The remains of Anglo-Saxon cross fragments can be found within the church, and indicate that an earlier church probably stood on the site.

Roman copper alloy coin probably dating to the 4<sup>th</sup> century has also been found near to settlement remains to the north.

### Anglo-Saxon and Viking Collingham

Although there is significant evidence for Iron Age/Roman settlement surrounding the village, Collingham itself is not mentioned in the Domesday

Survey of 1086 under this name (although it has been suggested that Collingham was listed under the different name 'Contone' in Domesday). However, Collingham is an Old English place name (Old English was the language used by the Anglo-Saxons) and means 'homestead of Cola's folk' and was presumably named sometime between the 7<sup>th</sup> and 11<sup>th</sup> centuries. As Collingham is within the area thought to have been part of the



post Roman British kingdom of Elmet, it is not likely to have been named prior to the 7<sup>th</sup> century, when Elmet was invaded and conquered by the Anglo-Saxon kingdom of Northumbria.

St Oswald's Church at Collingham has Anglo-Saxon origins. The church is thought to have an Anglo-Saxon structure that was enlarged in the medieval period and then restored in the 19<sup>th</sup> century. The St Oswald dedication is also indicative of a pre-Conquest origin. Seven Anglo-Saxon cross fragments that are thought to date from the late 9<sup>th</sup> century to the early 10<sup>th</sup> century have been found within the church. These indicate that a Christian settlement existed here at least two centuries before the Norman Conquest. It was formerly thought that the runic inscription on one of these cross shafts referred to St Oswin, the king of Northumbria from 642-650, and may have originally been St Oswin's gravestone. This would have given the cross fragment and possibly the church foundations 7<sup>th</sup> century origins. However, it is now not certain what is actually inscribed on the cross. Two 12<sup>th</sup> century and one 14<sup>th</sup> century cross slab grave cover fragments have also been found within the structure of the church.

Collingham has also been described as a possible early monastic site. In his 8<sup>th</sup> century "Ecclesiastical History of the English People", Bede describes a monastery that was set up in 'In-Getlingum', at the site of St Oswin's death, for prayers for the souls of St

Oswin and his murderer Oswiu, king of Bernicia. This monastery has tentatively been identified as existing either at Gilling in North Yorkshire, or in Collingham.

Further evidence for a settlement at Collingham in the early medieval period is indicated by the presence of three cast copper alloy objects found to the south of the CA: a pin dating from 700-900, a central piece of an equal armed Viking brooch dating from 900-1066, and a stirrup mount dating from 900-1066. A medieval cast copper alloy brooch dating from 1006-1485 has also been found to the south of the CA.

### The Medieval Development of Collingham

The first documentary reference to Collingham is in the Pipe Rolls of 1166, where the place name has been used as a personal name or surname. The original focus for medieval settlement is likely to have been around where the church now stands and along Church Lane to the west. An area of open grassland to the west of the church was subject to an archaeological evaluation in 1995. The evaluation revealed the presence of important medieval deposits; including a sequence of medieval tenements, building remains, floor levels and evidence of a hearth. A large amount of associated pottery dating to the 13<sup>th</sup> or possibly the 12<sup>th</sup> century was also found. One of the medieval property boundaries was found to intersect a large ditch in one of the trenches. It is likely that this ditch



Thomas Jefferson's map of 1775 shows Collingham to be a built up location. Note that at this time there appears to be no School Lane (or Back Lane as it was previously called).



Recently converted "The Barn" is the oldest Secular building in Collingham, dating from the 1500s



The Medieval remains found in The Glebe Field show this green space to have once been a populated area of Collingham

may have been related to the church. A further shard of medieval gritty ware was recovered during an archaeological watching brief that was carried out on Main Street in 2002.

Manor House Barn, on Church Lane dates back to the mid 16<sup>th</sup> century. It is a timber-framed building that was later encased in stone, and may have originally had a thatched roof. It also contains original features within the internal timber-framing.

As the areas to the west and east of the church have remained open spaces since at least the 1<sup>st</sup> edition OS map of 1846-7 (6" to 1 mile series), they must be regarded as having a high potential for the survival of Anglo-Saxon or medieval remains. It is one of very few village core areas left in the region with such high potential, due to it being left relatively undisturbed by more recent development. The lack of development on The Glebe Field (Main Street) to the west of the church may be due to this piece of land once being glebe-land, meaning it belonged to the church and was assigned to support the local priest.

To the west, east and south of the conservation area, medieval ridge and furrow is visible as earthworks and crop marks on aerial photographs. This medieval ridge and furrow is dispersed with areas of post-medieval ridge and furrow visible as earthworks on aerial photographs as well.

## 18th and 19th Century development

Collingham Mill, situated on Leeds Road towards the southwest of the conservation area, is marked on Jeffrey's' map of 1775 and the 1<sup>st</sup> edition OS map of 1846-7. It is thought that this mill may have replaced an earlier, possibly medieval one. The mill has since been converted into a component of the garden centre that stood on the site until recently, and the mill pond has vanished with part of it being covered by the car park. The building that survives on the site has the appearance of a late 18<sup>th</sup>-early 19<sup>th</sup> century structure that has been altered during the 20<sup>th</sup> century. Part of the complex still retains a number of internal features which strongly suggest its use as a water-powered corn mill. Other industry within Collingham includes limestone and sandstone quarries, some of which are marked on the 1<sup>st</sup> edition OS map of 1846-7.

In 1705 Collingham was inherited by Lady Elizabeth Hastings. She became a benefactor to the parish church, founded the local school, and set up trusts and charities for the benefit of the village. These local charities became major landowners and are still in existence today.

Possibly the most significant development in the growth of Collingham came in 1866 with the opening of the railway. There was no "boom" development, but instead a slow increase in population and housing



First Edition Ordnance Survey map of 1847. The modern A58 was now in place, with the focus of development appearing to move to its junction with Main Street.



The bridge over Collingham Beck, built c.1790, is important for the development of Collingham.



Collingham Mill is an important historic structure within the conservation area.



took place. It was not until the early 20th century that Collingham had a large increase in population and as a result developed into a more commuter location.

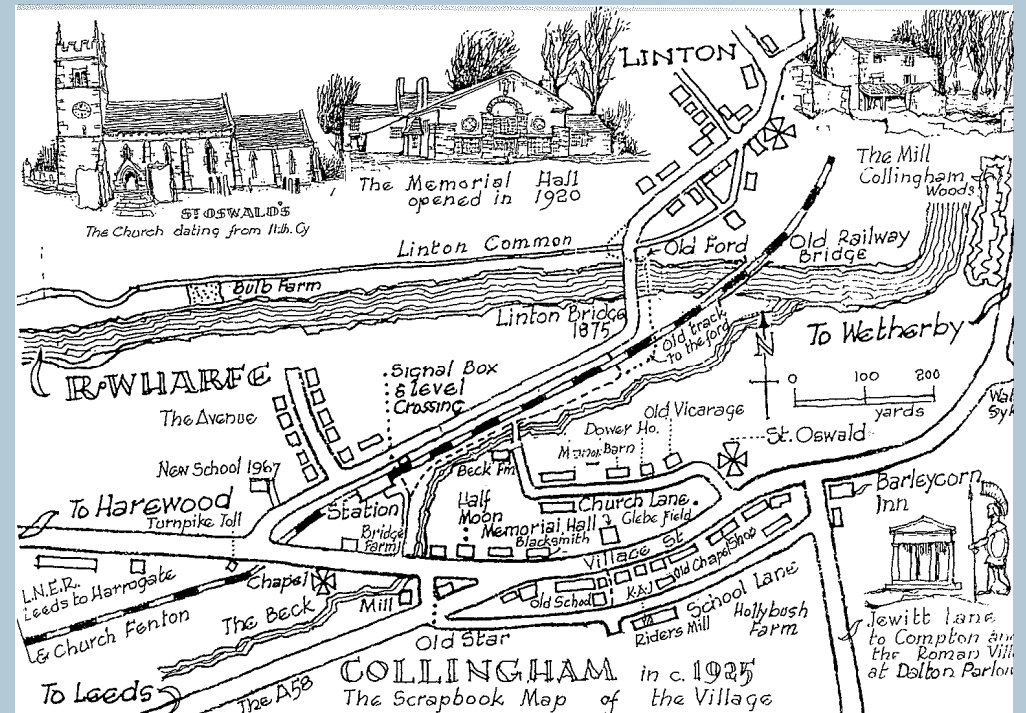
### Modern Day Collingham

In the late 19th/early 20th century the more affluent style of housing was the first to be constructed in Collingham for the commuter population wishing to work in the city and live in the tranquil surroundings of the countryside. The first areas of growth were at The Avenue and along Harewood Road. These were commonly large houses set in large plots. Following the Second World War more suburban style housing was constructed around Collingham. These developments were of a higher density and virtually surrounded the whole of the historic village. This style of development was typical in the building boom throughout the 20th century.

In 1966, 100 years after its opening, the railway through Collingham was dismantled. This did not hinder the villages' expansion though, with housing estates being erected until very recently. Despite small areas of infill, the centre of Collingham has retained many of its historic elements.



School Lane was heavily developed during the 20th century



A map of Collingham c.1925, before it was consumed by housing developments. This map was taken from Collingham-A Village Scrapbook by Ken Jones (reproduced with permission of the artist-Denis Mason Jones).



The Methodist Chapel on Harewood Road is a key architectural structure in Collingham



Holybush Green was one of the first post war housing developments in Collingham.



Orchard Garden and the Glebe Field are very important to the character and appearance of Collingham.



The Memorial Hall (1920) by William Alban Jones highlights the continued development of Collingham in the early 20th century



## Character Analysis

### Spatial Analysis

#### *Settlement form*

The Church, together with a number of key buildings along Church Lane, including the Old Vicarage, Dower House, Manor House Barn and Elmwood Terrace, form the 'heart' of the old rural village, and was once possibly the centre of a nuclear settlement. Collingham then appears to have developed into a linear settlement, with street-fronted properties along Main Street, similar to its neighbour Linton. St Oswald's church may have once been the original focal point of the growth, but later on the transport links shaped the growth of the village. Traffic passing through encouraged the street fronted growth on Main Street. Later the railway station encouraged the initial movement away from the village core, and instigated suburban growth, which



Church Lane is a very old street. It retains many historic features and is very important to the character of the area.

provides the majority of the housing in the village today.

#### *Character of Spaces*

Collingham has very contrasting spaces within the conservation area. Main Street is a wide road, flanked by many historic structures and strong wall boundary treatments, yet off here are the open green spaces of the Glebe Field and Orchard Garden. These well maintained spaces act as preliminary green areas to the open fields to the east. Further contrast to Main Street and the green space is provided by the streets either side. To the north is Church Lane, and to the South is School Lane. These are far narrower and built up than Main Street and provide an increased sense of enclosure. This enclosure is further emphasized by the narrow footpaths which link the back lanes with Main Street.



This footpath links Church Lane with Main Street. These pedestrian links are essential to Collingham's character.

#### *Key views*

Main Street dominates the key views within the conservation area. The most significant are those which run east and west along Main Street specifically, taking in historic structures. The Parish Church of St. Oswald dominates the view over the fields when approaching Collingham from the higher ground of Wetherby and Wattle Syke, and especially dominates views when entering the conservation area from the east.

#### *Activity and grain*

Whilst Collingham does have quite a high level of pedestrian activity due to the local amenities on offer in the area, the overriding activity is vehicular. The village core is bisected by two 'A' class roads which form a junction in the centre opposite the shops. These roads have a high level of vehicular usage as the roads are important routes between



When approaching Collingham from the east St Oswald's Church dominates the views.

the A1 and Leeds, as well as providing access to Leeds-Bradford Airport.

Footpaths run throughout the conservation area. These links are very important to the permeability of the area. The pedestrian and vehicular activity around the commercial premises, schools and public houses in the conservation area establish a sense of a thriving community, with the vehicular and pedestrian access being important in that perception.

There is a mixed grain of architecture within the conservation area. Historic cottages and terrace rows stand side-by-side with large ornate structures. This mixed grain emphasizes the piecemeal development which took place during the historic development of the village.



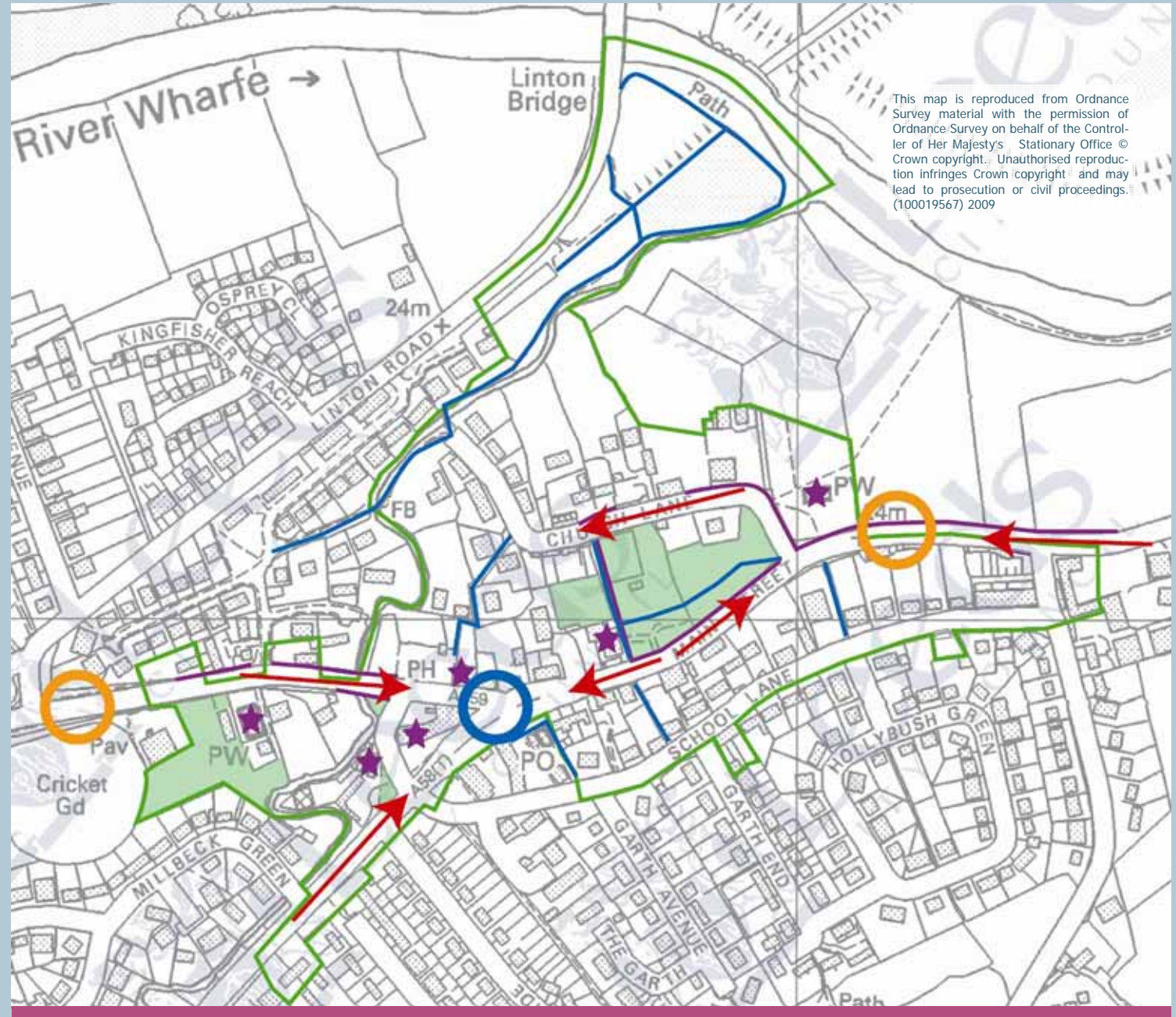
Main Street has heavy vehicular activity through the majority of the day.

# Character Analysis

## Spatial Analysis Map



The important green areas within the centre of Collingham are key to the character and the development of the area





# Character Analysis

## Built Environment

The Collingham Conservation Area has a consistent palette of building materials including coursed natural stone and traditional roofing materials. There are also consistent characteristics and details. The buildings vary in scale and status. Positive details help to preserve and enhance its appearance.

Most historic buildings in the conservation area retain a high level of original and historic detail. This makes a positive contribution whereas those structures not retaining original or traditional detailing stand out in a negative manner.

### *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 on School Lane, The Memorial Hall and the Old Vicarage are all varying styles and types of buildings, but all have common characteristics and have a positive impact on the conservation area.

Prominent ecclesiastical buildings also sit comfortably adjacent to domestic properties.

The design of all the structures 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 Collingham.

Properties on the whole are consistently two-storey, no more than three bays wide and with regular fenestration. They are generally orientated to face the street, with many being located at or on the back of pavement edge. This is particularly the case on Church Lane and Main Street.

Pitched roofs are usually adorned with chimney stacks and clay pots which have a positive impact on the roofscape.



The buildings on Church Lane are historic, and on the whole very simple in appearance and detailing.



Converted farm buildings are present on School Lane. They have a positive impact on the character of the area.



Buildings on the whole are two storey with regular fenestration. This consistent appearance is important to retaining the rural and historic nature of Collingham



Detached historic properties employ similar materials and characteristics to terrace rows. This uniformity is important to the character and appearance of Collingham's historic core.

## Materials

### Walls-

Sandstone/millstone grit, laid in regular courses, is the predominant building material. Some 20th century structures make use of a more varied walling palette including machine brick and timber panelling, the most positive use of this being the Edwardian terrace on the corner of Jewitt Lane and School Lane. Natural stone has the most positive impact in the area.

### Roofs-

The most widely used materials are natural Welsh slate and stone-slate. Though due to the rural nature of the area pan-tiles and rosemary tiles can have a positive impact when used sporadically.

### Finish-

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

## Local details

### Windows and doors-

The conservation area has a reasonable retention of traditional windows and doors on many of its most historic properties. This has a positive impact on the character and appearance of the conservation area. There is a variation of window types including multi-pane sashes and casement windows.

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



Coursed stone walling is the key characteristic of the buildings in Collingham



Render is not commonly used within the conservation area. When used sparingly it can add interest to the area.



Historic windows, regularly coursed sandstone and chimneys are all traditional architectural elements which are positive to individual structures and the building stock as a whole.



The Edwardian terrace on School Lane is one of the few examples of brick building in the conservation area.



Stone boundary walls are an important feature which are characteristic of historic Collingham.



# Character Analysis

## Streetscape and public realm

There is a very strong streetscape within the Collingham Conservation Area. The centre of activity is around Main Street and the junction of the A659 and the A58. This is due to heavy traffic and the volume of pedestrians using the parade of shops, public houses and the public space which are all within the close vicinity.

Streetscape features which are important include;

- Strong boundary treatments, particularly stone walls and mature hedgerows.
- Mature trees interspersed with the properties adds important variation to the character of the conservation area.
- The street-fronted orientation of structures and the impact they have on the streetscape from their size and status.

Different areas of Collingham have very different types of streetscape and public realm within them;

### • Main Street

The wide open road is complemented by open green spaces, with occasional street-fronted properties adding a sense of enclosure.

The public realm on the whole is quite plain. The street lighting is of a very large scale and dwarfs the adjacent buildings. The surface treatments are quite plain, being mostly concrete or asphalt. An area of concern is the pedestrian island which is in need of enhancement due to its prominent location within a conservation area.

### • Church Lane and School Lane

The narrower streets give a more enclosed streetscape that contrasts well with the busy thoroughfare of Main Street. These streets add much to the historic nature of the settlement.

Here the public realm is more in keeping with the historic nature of the area. There is very little signage, and the area has very few footpaths. The lack of footpaths give this area a more "country lane" feel.

### • Footpaths

The footpaths that run between Main Street and Church Lane, and Main Street and School Lane, add a very different element to the streetscape. These historic routes are very enclosed and usually flanked by stone boundary walls and/or mature hedgerows. The footpaths are often also roughly surfaced, adding to their rural and simple appearance.



The junction of the A659 and A58 is the centre of activity in Collingham. The streetscape is not as sympathetic as other parts of the village, due mostly to the street furniture installed to cope with the large volume of traffic.



Footpaths linking Main Street with the back lanes are important features of the conservation area



Back-of-pavement properties and wide grass verges of School Lane complement the historic character of Collingham.

# Character Analysis

## Greenscape

Trees, verges and open green space are all essential elements of the Collingham Conservation Area. Many of the mature trees and green areas are located amongst the housing and have a positive impact throughout. This breaks up the conservation area, identifying it as a green and rural location. There are four main areas which have an important contribution;

- The Glebe Field and Orchard Gardens

This open space has the most significant impact on the green and rural feel of the conservation area, with its importance lying in the fact that it is undeveloped. This open green space should be retained. Even though it is now located towards the eastern end of the village, it can still be seen as a part of the village "centre".

The open grass land, mature trees and low boundary walls all enhance the natural and rural feel of this area.

Whilst it is physically separated by Church Lane, the churchyard with its open green space and mature trees acts as a continuation of this area and a buffer into the countryside beyond.

- The play area adjacent to the Cricket Ground.

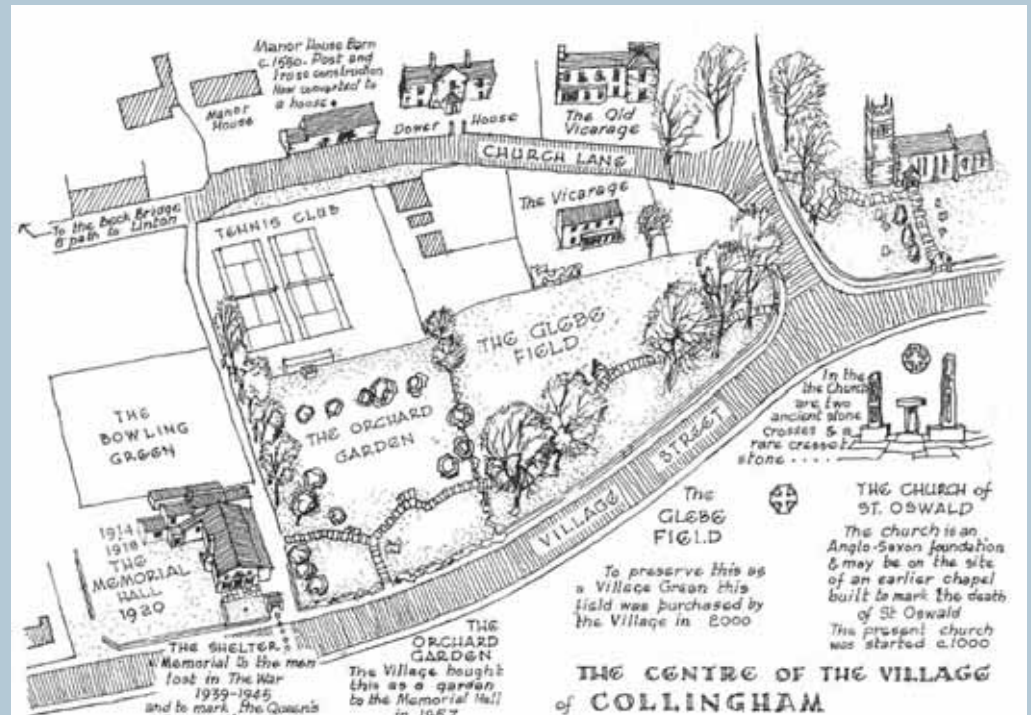
The green area is important particularly in contributing to permeability through the conservation area. This recreation ground contains both mature trees and open space and provides variation to the dense groups of large trees that can be seen close to the Old Mill site.

- Wide grass verges

Many areas of the conservation area have significant wide grass verges, particularly at Main Street and School Lane. These verges, often in areas where there are no footpaths, further emphasise the rural nature of this area of Collingham. The verges soften the impact of some of the more inappropriate and unscreened buildings within the conservation area, and are very important to the retention of the traditional character and appearance of Collingham.

- Collingham Beck and the former railway embankment

The beck had a significant impact on the historic growth of Collingham. It is now an important natural feature that runs through the conservation area. The mature trees on its banks are important for the natural appearance of the area, and the footpaths that run alongside make this green space highly accessible. The beck and its adjacent footpath lead to the River Wharfe. This green area, which includes the remains of the former railway embankment, is important for access to the river and for open views of the river.



This sketch map by Denis Mason Jones shows the importance of Orchard Garden and The Glebe Field as central green areas in Collingham



Collingham Beck makes a significant contribution to the greenscape of Collingham due to the consistent tree coverage on its banks.



The former railway embankment is a key green area in Collingham



# Character Analysis

## Summary of character

### Key characteristics:

- Regularly coursed millstone/sandstone the predominant material for buildings/boundary walls.
- 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.
- Mature trees interspersed with properties.
- Open green spaces including grass verges.
- Permeability through the conservation area via footpaths and green spaces.



Stone boundary walls are important features which should be retained.

### Key ways to retain character:

- Retention of the mix of building types.
- Architectural forms and spaces between them should be retained
- New build properties to be normally of two storeys and employing regular fenestration.
- Key views towards open countryside not compromised.
- Use of millstone grit/sandstone in the construction of new boundary walls and buildings.
- New buildings orientated to face the street front.
- Retention of green spaces.
- Retention of the permeability and accessibility to these green spaces within, and adjacent to, the conservation area.
- Retention of footpaths and ginnels.
- Continued use of traditional roofing materials with chimney stack and pots.



The lack of street clutter on back lanes enhances the character of the area.



Any new buildings should be in-keeping with the existing historic architecture within the conservation area. Key architectural characteristics and materials should be referenced from the buildings to ensure new developments are sympathetic with their surroundings.



When possible mature trees, which add so much to the character of the conservation area, should be retained.



Back of pavement location for properties is an important feature in Collingham's historic environment.

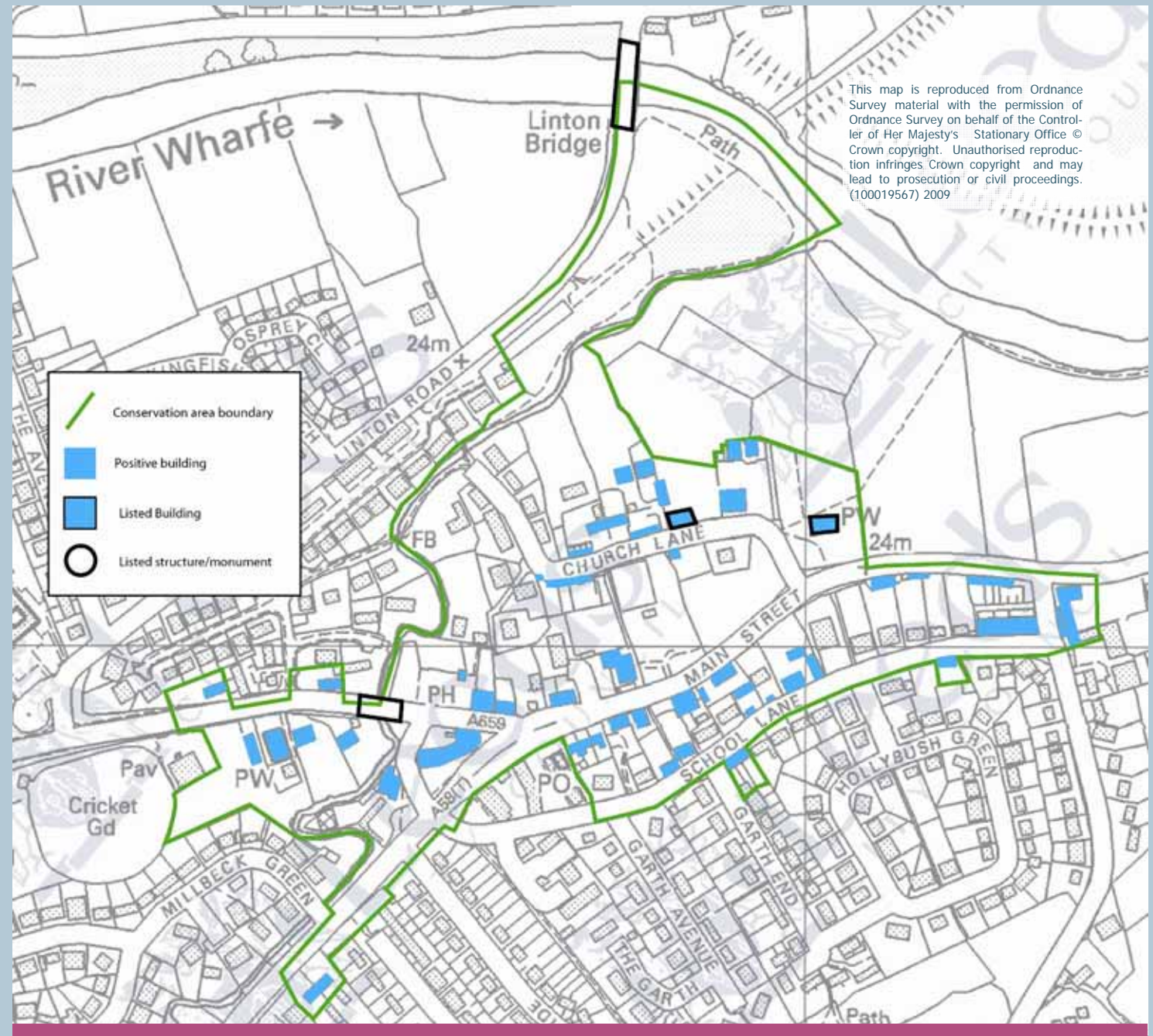
# Character Analysis

## Positive buildings

On the map adjacent, buildings are coloured dependant on the contribution they make to the conservation area. 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.





## Management Plan— Opportunities for management and enhancement

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

### The screening and sympathetic treatment of exposed car parking on Main Street and Harewood Road

When entering Collingham village centre from the west there are some major areas of unscreened parking which have a negative impact on the character and appearance of this part of the conservation area. The parking in front of The Old Star Inn and the service yard to the rear, the area in front of the shopping complex, and the car park of The Half Moon Inn all contribute to an unsympathetic appearance of Collingham. Tree planting, soft landscaping and stone boundary walls could all lessen the impact of the parking and enhance the special character and appearance of the conservation area.



Sketch of how Main Street, Collingham could benefit from screening of the open car parking. The use of simple boundary walls and landscaped verges, as seen on the aspirational drawing above, would improve the character and appearance of this area.



Exposed car parking in front of the Old Star Inn

**Action:**  
These areas of land and buildings are privately owned. It is hoped

that any future planning applications on the site will take the opportunity to be sympathetic to the character and appearance of

the conservation area, and take reference from the recommendations outlined above by instating a screening wall.

## The impact of heavy traffic on the conservation area

Collingham is located on the junction of the busy A58 and the A659 (running east-west). These two roads are very busy with traffic coming from large towns such as Leeds and York, and also due to traffic travelling toward/away from the A1 and traffic travelling to and from Leeds/Bradford Airport. This in turn makes Collingham extremely busy with not just commuter traffic, but also heavy good vehicles, as well as the farm machinery which can be expected in such a rural location. With traffic often travelling above the speed limits the area can be dangerous for pedestrians. This poses a question of how to balance between sympathetic conservation area practice and ensuring safety by adequate road signage, traffic calming measures etc.

### Action:

**If further traffic calming is deemed appropriate for the conservation area it should be designed to be sympathetic and in-keeping with a conservation area, whilst still having a positive effect on the traffic management of the area.**

## Maintenance of public footpaths

The ginnels and paths that join Main Street with Church Lane and School Lane, and also that run along Collingham Beck, are important to the historic character of the area. If they are allowed to become overgrown, they

can be very difficult to use. The maintenance of these routes as historic rights of way should be a consideration in the future.

### Action:

**Regular maintenance will ensure the continued use of the footpaths. This will retain the high level of permeability in the conservation area and in turn have a positive effect on its character.**

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

Collingham Conservation Area has a multitude of green space ranging from churchyards, formal gardens, recreation grounds and rural space. Many of these aspects are open to the public and have many entrances/exits, allowing the area to be highly permeable. This important factor should be retained and enhanced within the conservation area. A key aspect of this would be not to develop the Glebe Field.

The green space, along with important elements such as mature trees and historic boundaries, should be preserved and well maintained where possible. The footpaths in and around these areas should similarly be maintained to increase access and movement through the conservation area.

### Action:

**Ensure that any future proposals respect the importance of green**



Footpaths which run along Collingham Beck are important features for movement around Collingham.

**space in and around the Collingham Conservation Area. Also ensure that the permeability through the conservation area isn't restricted due to development.**

## Tree management

Trees form an important part of the character of the area, particularly in the church yard and the open green space of the Glebe Field and Orchard Gardens, and the banks of the beck. 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



The access from School Lane to Main Street via footpaths should be preserved and enhanced where possible.



Mature trees on Church Lane form an important part of the character of the streetscape. Their positive management would lead to the enhancement of the conservation area.

significant trees in a conservation area. This could lead to the designation of more Tree Preservation Orders (TPOs) and can also identify general tree management issues if further required. A replanting strategy should also be



considered in order to manage the impact of loss of trees through over maturity.

**Action:**

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

**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:

- The traffic island located on Main Street is in need of enhancement and sympathetic alteration. Whilst the necessity of the island is acknowledged, it is not in keeping with the special character and appearance of the conservation area.
- Appropriate treatment for street furniture (streetlights, benches etc). An example of this is the painting of the street lights black to make them



**Main Street is the area which suffers the most at the hands of public realm. More sympathetic installations would help to preserve and enhance the character of the area and should be implemented when the opportunity arises.**

more discreet (as covered by current council policy).

- The sympathetic development and enhancement of surface treatments on public highways, particularly paths. The surfacing of some areas of the public highways could be improved. Inconsistent and patchy surfacing, as well of areas of disrepair are inappropriate to the conservation area. Historic surfacing and stone

kerbs should be retained where present.

- More discreet public realm features such as smaller traffic signs and paler yellow lines when they are due for renewal.
- Ensuring all public realm is consistent and uniform.

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

**Resistance to inappropriate forms of infill development**

Conservation areas in general are sensitive to forms of inappropriate infill development. Sometimes 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 affect on the character and appearance of the conservation area. In some cases important open space should be retained and not developed at all.

**Action:**

**Where permitted, any development proposing the infill of a site, or the subdivision of a plot, should respond to the scale, proportion, layout and materials of positive structures within the conservation area, as well as the spaces in between them.**

**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 effects 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, 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 Collingham 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:**

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

**Protect archaeological remains**

Collingham has possibly been inhabited for nearly 2000 years and buried evidence of past occupation is likely to survive. The areas of below ground archaeological sensitivity within the current CA include the churchyard, open areas of land along Main Street on either side and the area of the mill and its former millpond. Development which may disturb archaeological remains may require a watching brief to ensure the preservation of archaeological finds.

**Action:**

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



## References

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### Map sources

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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), Clarendon, 23 Clarendon Road Leeds LS2 9NZ (postal address only)

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

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](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 who has six weeks in which to decide to impose restrictions.

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

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

## What is the purpose of this appraisal?

This appraisal provides the basis for making informed, sustainable decisions in the positive management, protection and enhancement of the conservation area.

It provides a clear understanding of the special interest of Collingham Conservation Area 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 framework 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 drop-in meeting which took place on 21 November in the Methodist Church.
- The consultation was placed on Leeds City Council's 'Talking Point' public consultation system.
- Press releases were distributed, with articles appearing in Wetherby News, Yorkshire Evening Post and on the BBC website.
- A public drop-in meeting was held

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 January 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 February 2010.