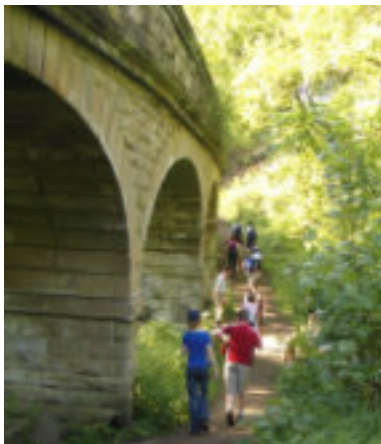
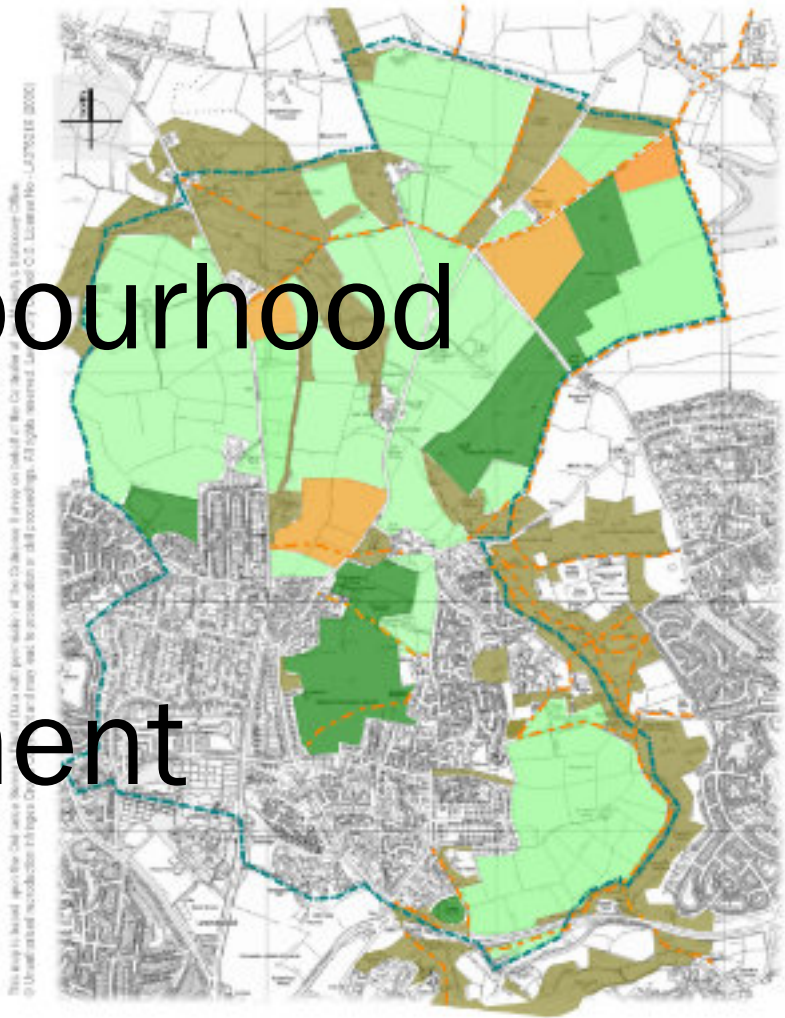


Adel Neighbourhood Design Statement



Design and Planning
Guidance for residents
and developers

buildings, highways, environment, open spaces, heritage



..... Boundary of Design Statement Area



The Design Statement Area covers the southern part of Adel Parish. The ANDS boundary follows the parish boundary south from Arthington Road to the Ring Road. Then it follows Adel Beck and north to Eccup Reservoir. It cuts across the top and back to Arthington Road via the Dales Way and Black Hill Lane.

Foreword



Councillor Barry Anderson
Adel & Wharfedale Ward

What is Adel?

Is it a quiet residential area where most residents enjoy a good quality of life? What does it mean to the residents? Is it the quality of the local primary schools; is it an area where the countryside and the outskirts of a city live happily together; is it an area of natural beauty with the trees, gardens and open spaces; is it an area where its past involvement in history and its unique architecture make it special?

This Design Statement will enable some, if not all, of these questions to be answered. Adel has something for everybody. When the idea of developing a Design Statement for Adel was first put forward, the amount of support was overwhelming. Over the months that followed, a regular group of enthusiastic residents met to develop the concept and went on to produce what is now a first-class document, which forms a valuable supplementary planning guidance.

The Statement is a living document to be used regularly both by Leeds City Council and by anyone who wishes to develop any part of Adel, whether it is large or small-scale.

As well as being a historical account of the development of Adel, it is also a document which looks forward. It has enabled residents to contribute ideas and have their say in how Adel should be developed in the future. This document is based on the answers to an extensive questionnaire that was issued to all homes in Adel. A separate questionnaire was developed for schools so that the VDS would represent the views of all age groups.

I am very grateful to all the residents who took part in the process but particular thanks go to Val Crompton who has been an immense support to the group and has provided most of the lovely artwork and photographs that you will see in the Statement. I'm sure you will enjoy reading this document and take pleasure and pride in it. I know I do.

Barry Anderson
Adel Neighbourhood Design Group March 2006



Adel Primary, Tile Lane



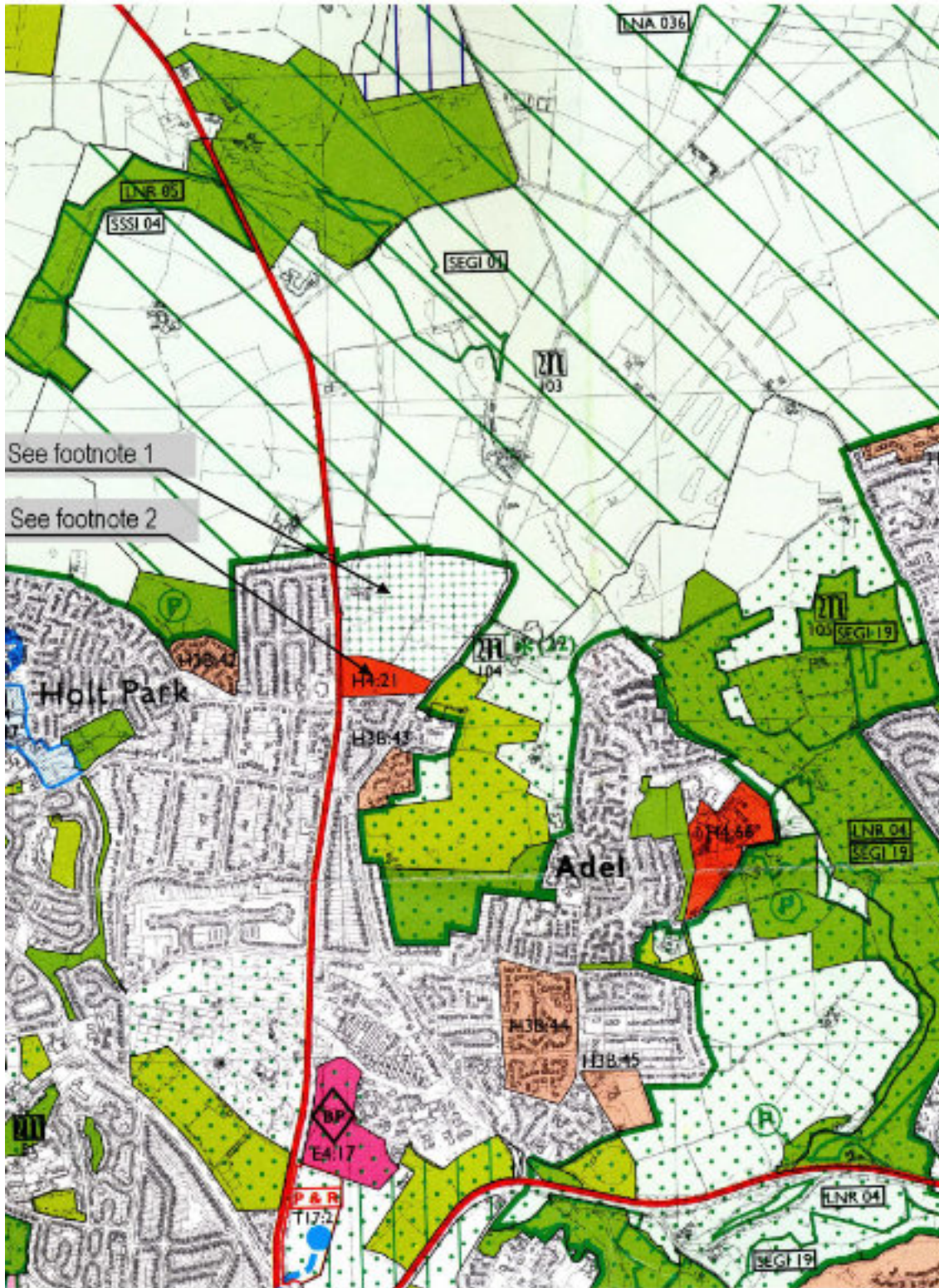
Adel St John's CE Primary, Long Causeway

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Adel
extract
from
Leeds
U.D.P. Map

Unitary
Development
Plan



See
footnotes
on page 5
& Appendix E



Planning status



The Gables, Dunstarn Lane



Leeds City Council welcomes this initiative. It supports the aims of Village and Neighbourhood Design Statements (NDS) as an expression both of the local characteristics valued by local people and their aspirations in guiding new development.

The Adel Neighbourhood Design Statement represents the views of its residents as reflected in the extensive surveys and public meetings. The process accords with the recent alterations to the planning system. This places increased emphasis on involving the local community in the planning process (see PPS1 "Creating Sustainable Communities", 2004). It makes recommendations for residents, the Local Planning Authority, developers and elected members to consider and act upon when considering development proposals in the area. It also makes suggestions for residents when making alterations to and maintaining their property. Some matters relating to desired local improvements and land management are beyond the scope of normal planning consideration. The funding and priorities for their advancement will have to be considered by the Council's local area committee.

As a result, the Adel NDS was adopted by Leeds City Council on 17th March 2006 as Supplementary Planning Guidance (SPG) within the adopted Leeds Unitary Development Plan (UDP). The recommendations of the NDS should be read in conjunction with the relevant UDP Policies and with other adopted guidance, particularly '*Neighbourhoods For Living*' – a residential design guide (Leeds City Council 2003). See Appendix F.

The Planning and Compensation Act, 2004, requires the City Council to replace the UDP with a Local Development Framework (LDF) by 2007. When the LDF is in force, Adel NDS will continue to be used as a material consideration in determining planning applications.



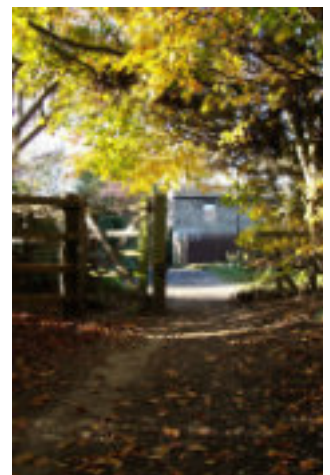
A6120 Ring Road, Adel Underpass



Adel St John's School



Adel Stables



Glebe Cottage

Leeds Unitary Development Plan Map Footnotes

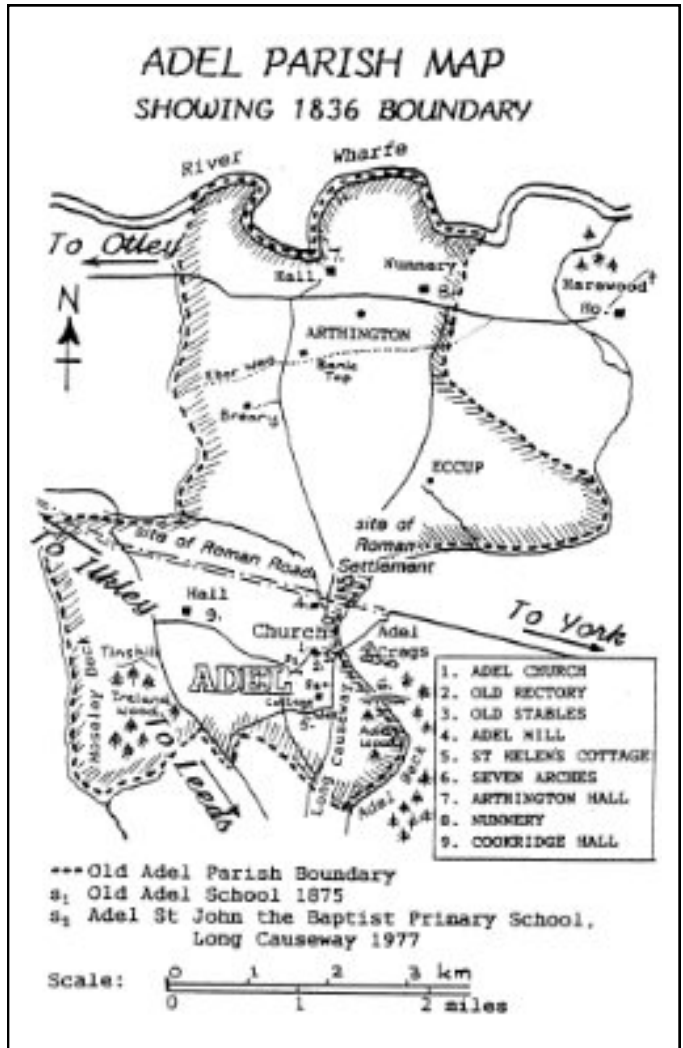
1. The City Council has accepted the UDP Review Inspector's report recommendation that the PAS designated land should remain so designated, rather than being returned to Green Belt.
2. The City Council has accepted the UDP Review Inspector's report recommendation that the Church Lane Housing allocation (H3-3.26) should remain in the phase 2 programme for release in 2008-2012.

Introduction

Adel is situated on the A660 between Leeds and Otley in West Yorkshire, It is 4 miles NW from the centre of Leeds, 6 miles from Otley and 3 miles from Leeds Bradford International Airport. Adel is nearly 500 feet (150 m) above sea level.

Once an isolated and extensive rural parish, it is now a distinctive part of the northern west edge of the City of Leeds bounding Green Belt countryside to the north and east. It lies 12 miles from Ilkley. The Yorkshire Dales National Park is easily reached and the Dales & Ebor Way footpaths pass through Adel Parish. York is 23 miles away and the Minster can be seen from Adel on a clear day.

Adel is now a community of 6,047 inhabitants (as at 2001 census). 1,287 (21%) of the residents are under 18. There are over 2,500 dwellings in Adel, 530 of them are rated in the price bands A and B. From the 2001 census data, there are 1311 detached properties; 574 semis; 186 terraced houses and 540 flats.



Public Consultation at Adel Stables, 21 October 2004

Purpose of the document

The Government's planning policy document "Creating Sustainable Communities" (PPS1 2005) states that:

"Local planning authorities should develop a shared vision with their local communities of the types of residential environments they wish to see in their area and articulate this through their development plan policies and supplementary planning guidance."

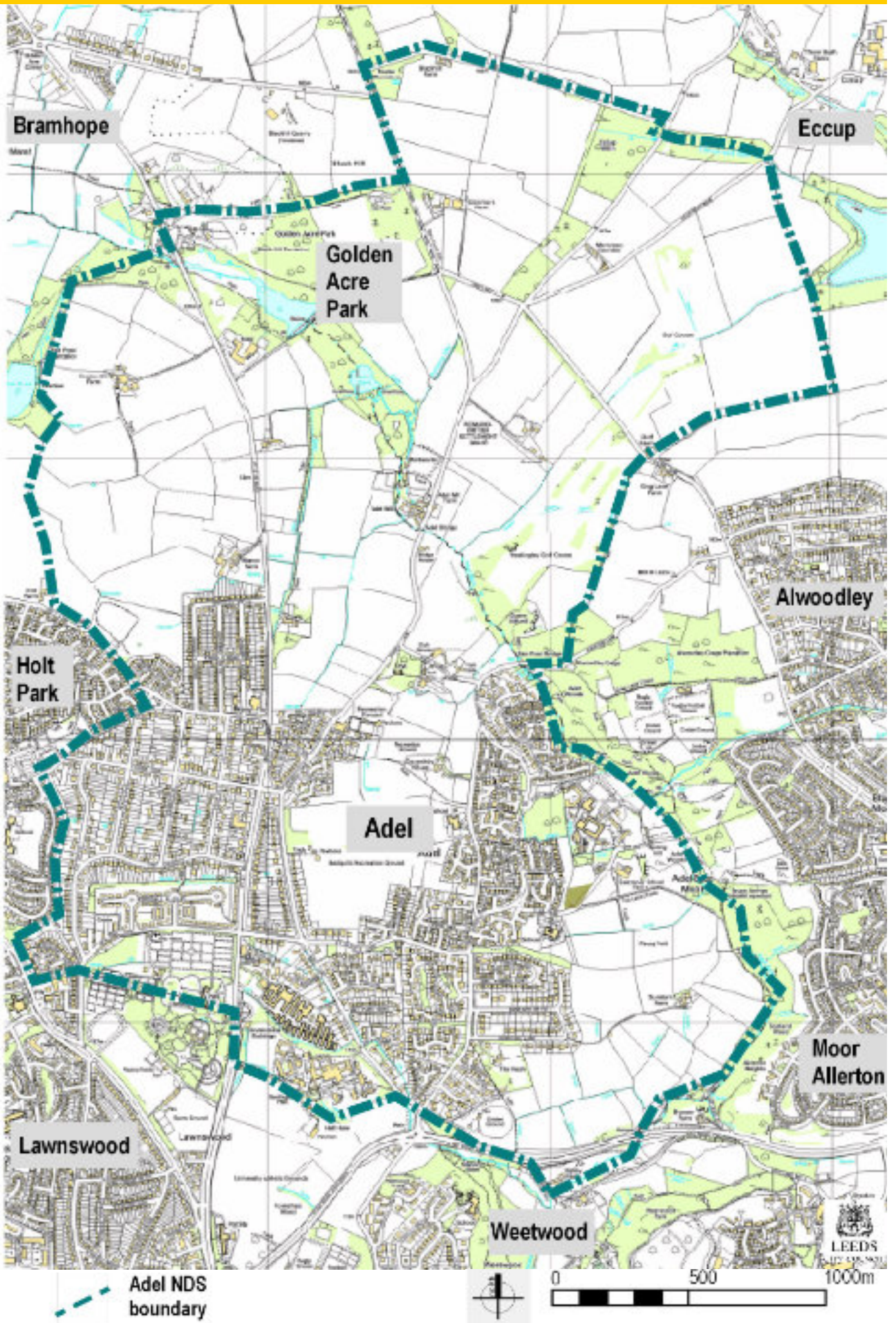
Using the model of Village Design Statements, first promoted by the Countryside Commission in 1996, the Adel Neighbourhood Design Statement has been developed by a group of local people, with an extensive programme of public consultation.

It is intended to do a number of things:

- It is an appraisal of the existing character of the area
- It highlights what is good about Adel and worth protecting
- It will help guide new development so that the existing character can be respected
- It makes suggestions for improving and enhancing that character
- It will help the local community to understand and respect the character of their area
- It will inform developers of the importance local people attach to their area
- It represents the views of the whole community.

Adel N.D.S. Survey Area

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Local Consultations

Different ways of giving residents the opportunity of engaging with the Adel NDS project and making a real contribution.



Adel Methodist Church Hall

- a. Flyers were given at the church and sent to the local presbytery centre, inviting residents to a Public Meeting on 21 August 2003 at the Old Stables, Adel. Details of the purpose of a NDS were explained and the boundaries of the **Adel Survey area** were agreed. The Bodington Halls of Residence are on the Adel boundary but the 700 student residents & their accommodation were not included in the survey. Although University students use Adel playing fields, they are short-term residents who mainly use the facilities, shops, pubs, eating places etc in Headingley and the University area.
- b. Volunteers from a wide cross-section of the community were asked to arrange a meeting to draw up a **constitution** for Adel NDS. Further notices and a report in Adel Parish magazine invited other interested residents to join the core group of 25 people. A constitution was drawn up and arrangements made for the group to have its own bank account. The ANDS group was awarded a £500 grant from Leeds City Council's local C.I.T.
- c. The group designed a **Questionnaire** to find out the qualities and characteristics of Adel most valued by the residents. It was delivered to all 2563 homes in the agreed Adel area between 26 November 2003 and 10 December 2003. This area was the central and southern part of the Parish but also included New Adel Gardens at the request of the residents. Boxes for the return of completed questionnaires were placed in Adel Post Office and Adel Wood Stores on Sir George Martin Drive.
- d. Residents were kept informed of meetings by notices and reports in the Parish Magazine. All meetings in the Stables were open and new residents invited to join the group. One member set up an **Adel NDS website**, for Minutes of ANDS Meetings and exchange of information.



Exhibition at the Stables

- e. Tom Hewer, a Leeds University Human Geography student, was enlisted to help with the questionnaire and analyse the results.
- f. A **Youth Questionnaire** was used at Adel's two Primary Schools.
- g. The Questionnaire results and evaluation were given at an **ANDS Presentation** at the Stables on 21 April 2004. Some first draft pages of different sections were displayed and comments invited.



Comments written at the Stables

- h. There was an **Exhibition** of all 52 draft pages of the Statement at a public consultation meeting, in October 2004, attended by 120 residents. The pages were then displayed for a month at Holt Park Library. Many gave written and verbal feedback; this was incorporated into the final document.

The final version of the NDS document was submitted to Adel Parochial Church Council for its endorsement, and then to Leeds City Council.

Adult Questionnaire

Adult Questionnaire Results

- 565 of 2563 returned in total, 22% return rate
- Average respondent has lived in Adel 18 years
- Average household size 2.2



Bedquilts Playing Fields

The residents showed great agreement on what added value to living in Adel (in descending order of importance):

Valued in Adel

Green Belt	98%
Open Space	98%
Trees	96%
Gardens	94%
Heritage and Listed Buildings	90%
Grass Verges	89%
Access to City and Airport	82%
Sense of Community	68%
Housing Range	57%
Quality of Schools	48%



A660 Otley Road/Holt Lane corner

In their comments, a sizeable minority expanded upon their views emphasizing particularly the local environment with its rural setting and its peaceful nature.

Concern was expressed that the sense of community was declining. Others commented that cluttered signs and ad hoc alterations, along the A660 corridor through Adel, detracted from the style of the properties bordering this generally attractive main route into Leeds.

The biggest concerns expressed, again with sizeable agreement, were (in descending order):

Concerns

Erosion of Green Belt	93%
Traffic	81%
High Density Infill	79%
Rat-Runs	77%
Flats	74%
Crime	73%
On-Street Parking	72%
Change of Shop Use	68%
Letting	63%

Traffic was an issue and a number of people expressed their concerns about litter, vandalism, poor road and footpath maintenance, inadequate local community facilities and poor police coverage and response rates.

The future

- 68% wanted a new pedestrian crossing on the A660
- 58% wanted an improvement in community facilities

There was strong support but also strong disapproval of traffic calming schemes and far more disapproval than approval of an extension to Leeds/Bradford airport.

Most people did not want any more telephone masts. Many people wanted a greater protection of the local environment to keep Adel the way they liked it. **There was a feeling that Adel lacked a real focus point** like a traditional pub or duck pond. Some respondents remembered feeding the ducks on the pond at the back of the Stables. This pond was filled-in and grassed over in 1970.



Adel Rectory Duck Pond 1965

Adult /Youth Questionnaires



Adel Archer

Adults and young people wrote in 'Sports Facilities' as valued in Adel. For example bowmen and women & juniors enjoy the shooting range at Adel. The Archery Club at Adel is one of the largest in Yorkshire.



Football on Adel Bedquilts Playing Fields



Picnic in Golden Acre Park

The primary school pupils had all enjoyed visits/picnics in Golden Acre Park.



Adel Memorial Hall Sports Field

Youth Questionnaire

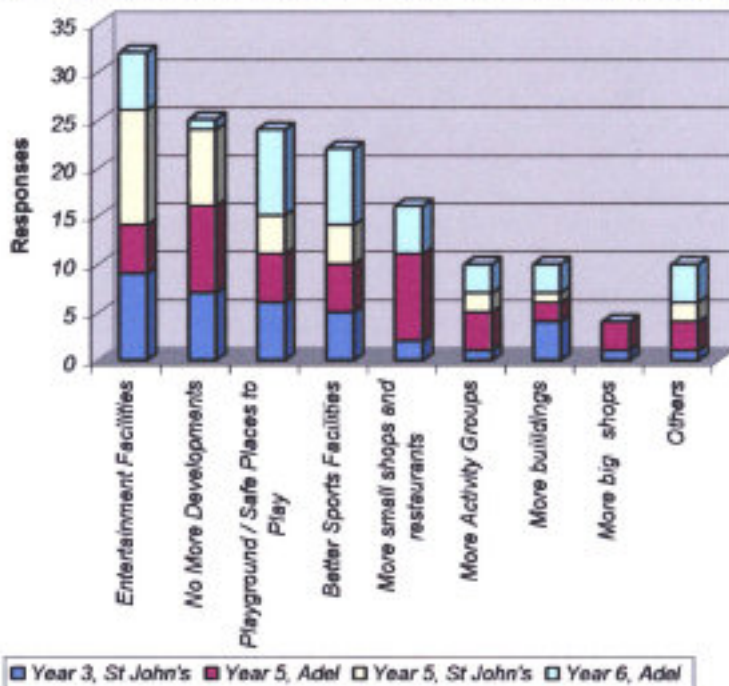
Two classes in each of the two local primary schools completed the questionnaires. 80% of them liked living in Adel and no one disliked it.

Pupils were happy with sports facilities in the area but would have liked more entertainment facilities and a safe play area.

Residents had mixed opinions over the floodlit hockey pitch. Some adult respondents were concerned about light pollution of this rural setting.

The Future - Youth Questionnaire Results

Figure 21 - What Do Schoolchildren Want To See In Adel In The Future?



This questionnaire was designed to try to get the pupils thinking about the area for themselves, rather than having a set of options to choose from.

Each group was chosen to participate by the school to fit into the curricular work that the class was doing in the field of local geography, history and planning.

75% of the pupils (aged 8-11) belonged to at least one local activity group.


- Sports groups were the most popular.

In the various suggestions for the future, 23% said :

playground/safe place to play

Questionnaires

ADEL VILLAGE DESIGN QUESTIONNAIRE



What do you value about Adel?
(Yes, No, Don't know/ not applicable)

For each of the following please tick the appropriate box	Yes	No	D
Heritage, listed buildings			
Green Belt			
Access to City/Airport			
Access to Open Spaces			
Quality of Schools			
Wide range of housing			
Gardens			
Trees			
Grass Verges			
Sense of Community			
Other- please write in			

What concerns you about living in Adel?


For each of the following please tick the appropriate box

	Yes	No	D
Local shops, change of use			
Increase in properties to let			
Higher density infill housing			
Old houses replaced by flats			
On - street parking			
Volume of traffic			
Traffic Rat-Runs			
Fear of Crime			
Erosion of Green Belt			
Other- write in or continue on separate sheet			


What developments would you like to see in Adel?

For each of the following please tick the appropriate box

	Yes	No	D
Better bus service			
Airport expansion			
Traffic calming measures			
Telephone mast			
Improved Community Facilities			
Farm fields used as University playing fields			
New sheltered housing			
New social housing			
More flats			
Additional pedestrian crossing on A660			
Children's Playground			
Other			




Adel Old School 479



Adel Parish Church 529

Adel Village Design Statement



Adel Gate, Adel

The purpose of a VDS is:

- To act as a tool for assessing the local character of an area
- To steer future development to respect the best of that character
- To become adopted as Supplementary Planning Guidance by Leeds City Council
- To guide the character of "permitted development"
- To enable communities to define the value of their environment and to prompt local improvement initiatives

To develop this statement, we need **residents' views**. A VDS includes local transport, new build, old buildings, history, bridges, ginnels, footpaths, streams & ponds, hedgerows & trees etc.

Children's views will be requested through schools. This questionnaire gives you the opportunity to make a contribution to the design of future developments. Please find time to complete and return this form.

Adel Village Design Statement Youth Questionnaire

- 1) How long have you lived in Adel? (please tick one box)

<input type="checkbox"/> Less than two years	<input type="checkbox"/> 2-5 years	<input type="checkbox"/> More than five years
<input type="checkbox"/> Don't Know		
- 2) Do you like living in Adel? (please tick one box)

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Sure
------------------------------	-----------------------------	-----------------------------------
- 3) What do you like most about living in Adel?
(write as many things as you can think of)

- 4) What do you dislike about living in Adel?
(write as many things as you can think of)

- 5) a) What local activity groups do you belong to in Adel?
(please tick as many as apply)

<input type="checkbox"/> Scouts/Beavers	<input type="checkbox"/> Guides/Brownies	<input type="checkbox"/> Any Sports Groups
<input type="checkbox"/> Music	<input type="checkbox"/> Dance/Ballet	<input type="checkbox"/> Youth Group
<input type="checkbox"/> Other		

b) If you answered "Other", what is the name of the group(s)?

- 6) Is there anything you wish there was in Adel that is not here at the moment?
(write as many things as you can think of)

Thank you! Your opinions will help in making plans for the future of Adel. Don't forget to remind your parents to fill in their questionnaires that they have received by post.

Adel's Development Character



Old Adel

Adel Mill

Defining the Character

Adel's character and appearance stem from its history, quality housing and the high proportion of landscaped sizeable gardens, lined by grass verges and interspersed with green spaces. The resulting low-density housing makes it aesthetically appealing.

There is no one style of house in Adel. Each typifies the suburban character of the decade in which it was constructed. Certain quarters have their own style and there is a surprising cohesiveness about each area. The history of vernacular architecture could be illustrated by a walk around Adel. There are however identifiable areas of homogenous character.

Future development

Present Government policy is to give preference for development on brownfield sites, those which have already been built on – before using virgin, greenfield sites. As a consequence, some developers are now targeting large properties in extensive grounds with a view to replacing the present single dwelling with a more intensive building scheme.

In response to the Questionnaire, the four aspects of Adel valued most highly were: Green belt 98%, open space 98%, trees 96% and gardens 94%. Five out of the top seven concerns expressed again related directly or indirectly to **housing density**: They were: erosion of green belt 93%, road traffic 81%, high density infill 79%, flats 74% and street parking 72%. In regard to future developments more social housing and more flats were the least desired.

Those responding to the questionnaire have lived in Adel for, on average, over 18 years. Any development proposals therefore should be the subject of pre-application consultation and discussion with the local community and its elected councillors. In this way, recommendations for refusal of planning permission, and any subsequent appeals and delays can be avoided. This section sets out the key principles of good design to retain the best of Adel's characteristics.

Design principles in new developments

The accessibility of any new development must balance the interrelationships between jobs, education, health facilities, shopping, leisure and local transport services by means other than the private car. Traffic congestion, pedestrian and cyclist access and safety must be major considerations in major development and in planning briefs.

The existing characteristics of Adel are crucial in determining the **site context** and whether intensification of development is appropriate. It is important to assess and perpetuate the positive attributes which enhance its ambience and visual charm. Good design comes from a balanced response to all the factors influencing a housing scheme. Housing developments should not be conceived and designed as separate estates but make a contribution to the locality through gardens, their size and landscaping plus enhancement of established planting.



Arden Lodge (left) & garden, sold to developer. Adel Grange is in the background

Adel's Development Character



Sir George Martin Drive

The following principles are important in retaining the existing valued character:

Spatial character

New housing developments over the threshold number will be expected to contribute towards the provision of public greenspace within the site, rather than by off-site elsewhere, in accordance with the Council's current Supplementary Planning Guidance. Open spaces should be thoughtfully designed in terms of their use and relationship to buildings and their future occupants

New developments will be expected to provide an appropriate landscaping scheme that is integral to the scheme, rather than making use of 'left-over' areas. The planting scheme for the development should include provision for street trees where possible, particularly in prominent locations. Additional trees of appropriate species should be incorporated within some private gardens, particularly within frontage areas.

Views

New developments should be designed to acknowledge good landscape character and where possible retain desirable views within the built up area, into the surrounding countryside, or views of Adel from key points in the surrounding countryside. Development that adversely affects the countryside and open space setting of Adel will be resisted unless there is clear evidence that there are significant public benefits.

Character Appraisals

Proposals for larger scale housing developments (i.e. above 4 houses) will be expected to carry out site character appraisals as set out in 'Neighbourhoods for Living' and include these in their design statements describing the particular development proposals. Developments of all scales will be expected to consider the principles of 'Neighbourhoods for Living', particularly in relation to the potential to respect positive aspects of local character and where necessary enhance existing poor settings. Design statement submissions should follow the guidance in appendix F.

Character appraisals should also reflect the Government's recent Planning Policy Statement (PPS1) on creating sustainable communities. This states in paragraph 36 that key objectives should include ensuring such developments are:

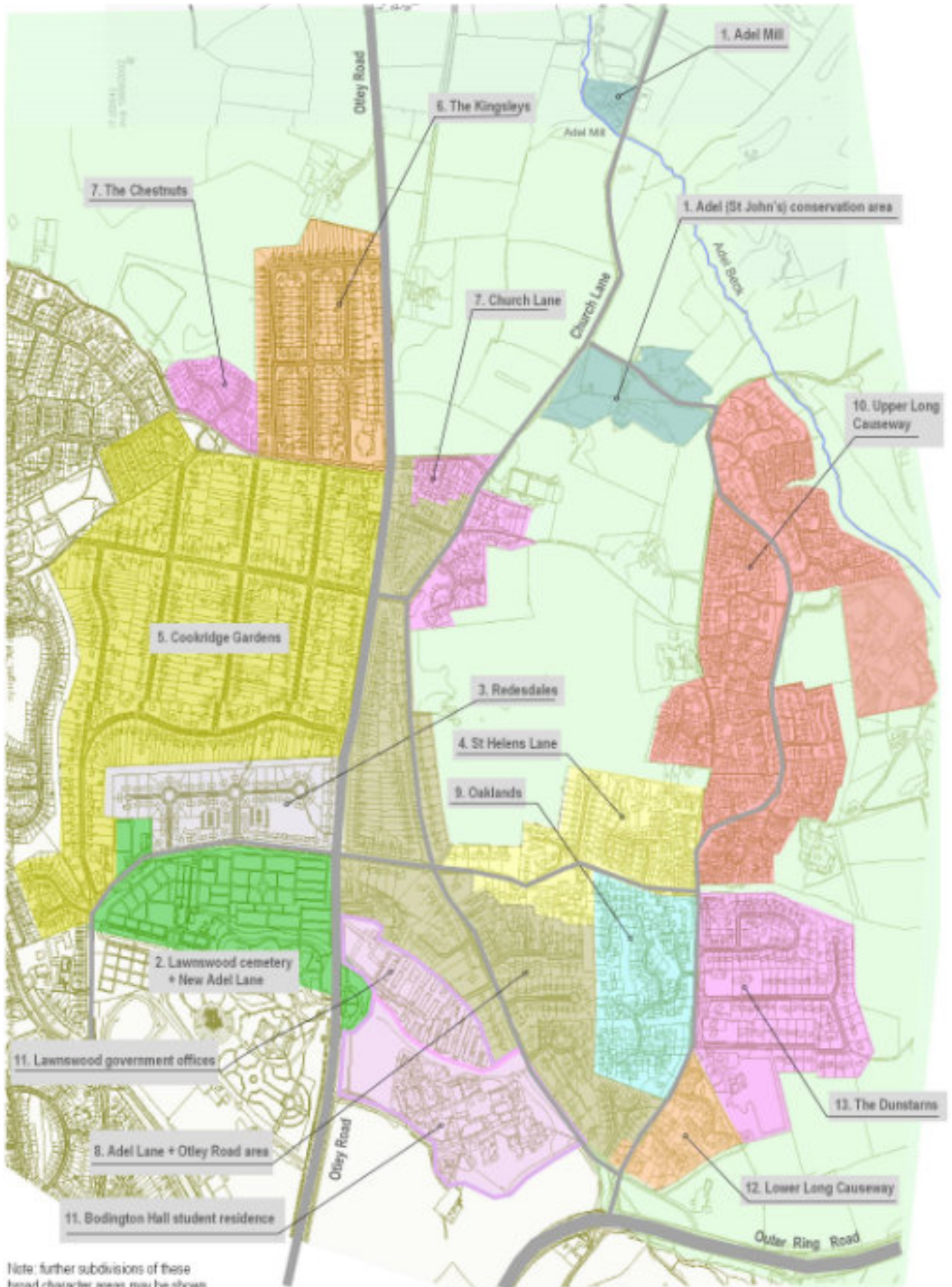
- sustainable, durable and adaptable
- optimise the potential of the site to accommodate development
- create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments)
- respond to their local context
- create or reinforce local distinctiveness;
- create safe and accessible environments
- address the needs of all in society
- accessible, usable and easy to understand
- visually attractive as a result of good architecture and appropriate landscaping.

Although Adel shares a number of characteristics, the analysis by the NDS group has identified thirteen distinct areas with their own separately definable character.



Looking across to Adel Woods from Holt Avenue, November 2005. This field is under threat of development.

Character Areas Map



Note: further subdivisions of these broad character areas may be shown in their detailed descriptions

1. Adel Conservation Area and Old Adel



12th c. Adel St John's Church



Adel Conservation Area surrounding St John's Church has retained the largest concentration of buildings from the past.

The Old Rectory, next to the Norman Church, is divided into 2 homes.

The Tudor part to the back is '**Aisling Cottage**', the Georgian front '**Ashling House**'. The **Old Stables** built in 1766 is now the Parish Hall and is used by the community.

York Gate, down Back Church Lane, built in local gritstone has its famous garden created by the Spencer family. This early 18th c. farmhouse was remodelled pre-1850 and again in the 1900s. Also included is **York Gate Cottage** next door, with its large front garden, and the Golf Club House.



York Gate

Old Adel There is also a series of small enclaves or individual houses, like St Helen's Cottage, Dinah's Cottage, Oaklea, Causeway House, Adel Mill complex and the Manor House group of buildings, which hark back to the past. These buildings are scattered round the parish.

Materials	local gritstone
Height	2-3 storey,
Windows	timber sashes
Doors	wooden
Chimneys	tall external stacks
Gardens	medium to large
Roadway	no street lights on Back Church Lane
Garages	converted stables



Dinah's Cottage, Stairfoot Close, is a stone built, mullion windowed cottage built c.1830. It is now not readily visible from the road.



Adel Mill



Oaklea on Long Causeway has a covered carriage entrance. It was built in stone in 1877 for a dye manufacturer, on land previously owned by the Eddison family. In Jacobean style, with Dutch gables, strap work details and obelisks the enclave provides further accommodation in terms of a cottage, lodge, stable block and carriage house.



Adel Mill Complex is a collection of mill, farm and farm buildings renovated into a small community of houses and apartments.

The stone buildings have been cleaned and restored and their interesting juxtaposition to each other has created a series of courtyards and semi-public spaces. In a rural setting with lovely views and mature trees near to the site, it has won architectural awards. Of historic interest, it was a model farm where Robert Eddison tested steam ploughs.

See Appendices C & D

2. Lawnswood Cemetery & New Adel Lane



Lawnswood Cemetery (Otley Road/New Adel Lane)

Centuries ago, Adel parish boundary path cut diagonally through Lawnswood, the wooded area that is now a cemetery. The land was bought in 1874 by Headingley-cum-Burley Burial Board. It is now owned by Leeds City Council and part of the grounds are on the Register of Parks and Gardens of Special Historic Interest.

The layout of the cemetery is designed to harmonise with the surrounding scenery. Trees form a border right round the cemetery.

A large clump of trees screen the central chapels & crematorium. There is a mix of straight and curving paths between the trees. The lodge is Tudor style. There are monuments of special interest. See *Appendix D Listed Buildings, also Parks & Greenspaces*.

No new burials have been able to take place at Lawnswood Cemetery since Easter 2005 when the last plot was filled. The city council wish to extend the cemetery on to the adjacent University of Leeds sports field at the junction of Otley Old Road & New Adel Lane and is negotiating with the University on its replacement.

New Adel Lane links the west side of the NDS area, Otley Road to Otley Old Road. The southern side of the Lane comprises the cemetery, stone **cottages**, a small terrace of six stone Victorian houses, and two “modern” stone detached houses in similar style.

The east side comprises the **Redesdales**, plus an area of traditional small semi-detached homes of white render, dark tiles and small gardens with 2-ft walls of mock stone. There are wide grass verges, although no trees in the streetscape.



Boundary Walkers, Cemetery Lodge, Otley Road



Friends' Burial Ground



Friends' Cottage

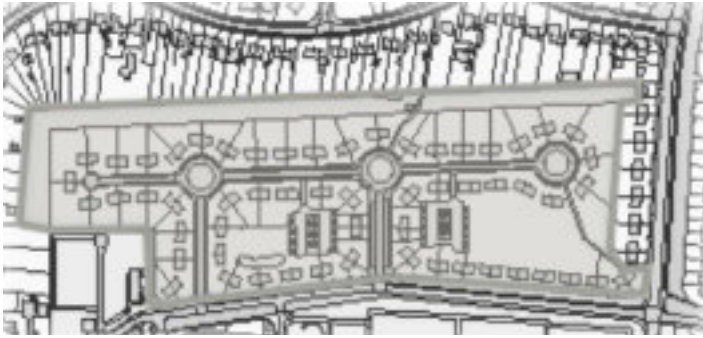


This area includes the **Friends' Meeting House** (1868), cottage, garden and simple, small burial ground. It is on the north side of New Adel Lane.



New Adel Lane Cottages, built 1860

3. Redesdales



Redesdale Gardens

The Redesdales (off New Adel Lane) Redesdale, Otterburn & Rothbury Gardens

This large estate of maisonettes, four to a 2-storey block, each with a separate entrance, was constructed in the late 1930s by the Bradford Property Trust.

The land, previously bought for University Playing Fields, was part of Adel Westmoor. Trees to the north were planted in the early 1800s as a shelter belt. Garage 'blocks' are in the middle of a grass square.

The estate retains its sense of openness, but the original character of the buildings has been lost by the replacement of the curvilinear metal windows by angled u-PVC and unsympathetic doors. Lack of garages/drives has led to extensive on-street parking and damage to grass verges.

Materials	Red brick & white render, red roof tiles. Red brick exterior staircase to upper floor.
Height	2 storey
Windows	wide, metal framed windows with curved corners, now flat u-PVC
Doors	originally glass but now varied
Gardens	small front gardens bounded by a mock stone wall of 2 feet.. Larger greens to rear.
Roadway	narrow with some grass verges



Rothbury Gardens

4. St Helens Lane (East of Adel Lane)



St Helens Avenue



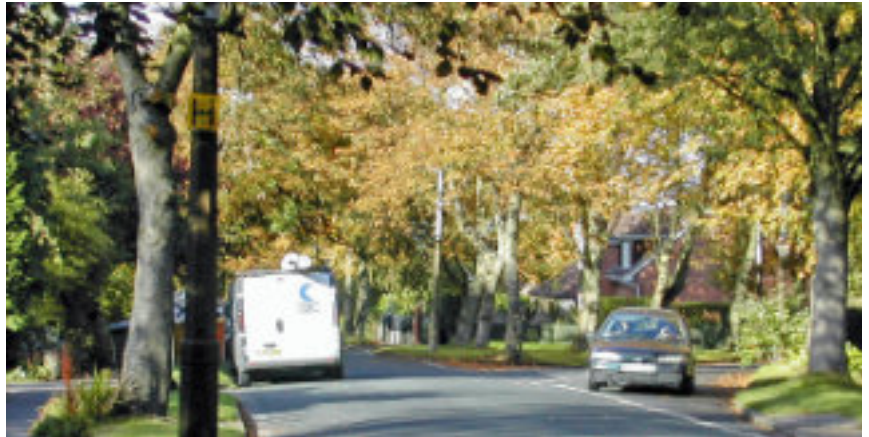
St Helens Gardens, adjacent to the Bedquilts Playing Fields. Detached family houses with single garages and long back gardens were built here in the 1950s.

St Helen's Lane Developments. **St Helen's Croft/Grove** is a small 1970s open plan development in the grounds of a large house which was demolished. The trees were retained & protected.

Detached houses with integral garage and smaller gardens in St Helen's Avenue, Way & Close were built in the 1980s.

Developments in 1970/80s south of St Helen's Lane include houses built in the grounds of: Athill Court (Appendix C) and Oaklands, see part 9.

5. Cookridge Gardens Estate (& New Adel Gardens)



The Drive/The Crescent



Cookridge Gardens Estate

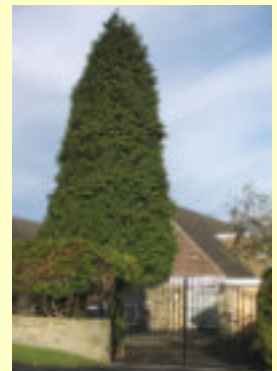
The Drive, Heathfield, Broomfield, Whinfield, Farrar Lane, The Crescent, Holt Lane (part)

This covenanted estate of about 40ha was sold by the Cookridge Hall Estate in 1919. It was laid out as plots of between 1400 and 4000 sq yds for either allotments or houses. Development, which took place slowly over the next 50 years, was limited to two houses per plot set behind a building line.

The houses and bungalows which vary in style have substantial, well-wooded gardens, particularly to the rear. The streets are tree-lined with grass-verges. The continuity of the covenant is monitored by the Cookridge Gardens Estate (1919) Covenant Protection Association to maintain the unique character of the estate.

There are concerns about the future. The addition of large extensions to the side with loss of boundary hedges has meant that properties are now closer to each other, affecting the previous feeling of spaciousness.

Some front gardens are being hard-surfaced for car-parking. Fast-growing conifers have been inappropriately planted in gardens. High gates on street frontages also alter the character of the estate.

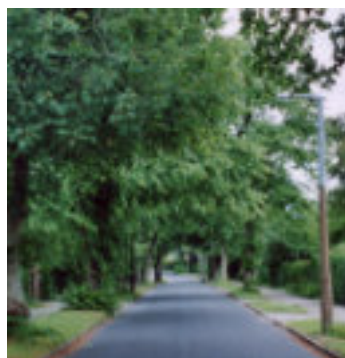


Farrar Lane

Materials	brick or render, some stone
Height	bungalows or 2-storey
Doors	various
Gardens	small front gardens, bounded by hedges and/or small walls. Some have inappropriate high wrought iron gates &/or tall trees; large back gardens, often tree lined.
Roadway	narrow tree-lined grass verges



The Crescent



The Drive



Whinfield



a. This two-storey 'rear' extension, (corner plot), is on view to passers-by along the street.



b. Broomfield - properties have been developed in tandem in back gardens.



c. Extended property with high gates on corner site



d. Work in progress on Farrar Lane

New Adel Gardens are adjacent to the Drive. These homes were in the Old Parish of Adel and are part of the Adel NDS area at the request of the residents. They are mainly 1930s semi-detached bungalows and houses, red brick built with red-tiled roof. and low red-brick boundary walls. They have been grouped with the **Cookridge Gardens**.



New Adel Gardens

Recommendations for Cookridge Gardens Estate

Whinfield/Broomfield/Heathfield

The Crescent/The Drive

1. This area is characterised by large plots with semi-detached or detached dwellings, and typifies a 'garden suburb' style. It is unusual within Leeds in the number of properties with good sized gardens. This unique character should be respected and retained.
2. The Estate is covered by a covenant which restrict the number of dwellings to two on each original plot. This will be used to oppose larger-scale redevelopment proposals.
3. Developers are now seeking to purchase a number of properties with a view to demolishing them and building more houses within the site. Development that would introduce new shared drives or access roads from the main roads in this area would adversely affect the character of the area.
4. While some limited redevelopment, e.g. providing two dwellings on plots occupied by a single one may be acceptable, larger scale developments will be unlikely to be capable of successful integration into the "grain" of the area.
5. There have been developments in the past on 'backland' plots so that one house has been built behind or in front of the original property. Such "tandem" development would no longer accord with planning policy set out in the *Neighbourhoods for Living*' (see Appendix F).
6. Applications for alterations to existing houses should take account of the local distinctiveness.
7. Small-scale developments of one or two houses will be expected to provide a high quality of design. This is an appropriate location for inspired architectural design, provided that it is in harmony with neighbouring properties.



The Crescent

6. The Kingsleys



Gainsborough Avenue

The Kingsleys and the Gainsboroughs

Off Holt Lane and to the west of Otley Road this group of five streets is a thoroughfare linking the two roads. The Methodist Church & Hall are on the Gainsborough Avenue/Holt Lane junction. The Lawnswood Arms dominates the Holt Lane/Otley Road corner of this estate.

This is an area of 1950s semi-detached, cottage-style 3-bedroomed houses, with occasional bungalows, 1 block of 2-storey flats and some detached houses.

Materials	Brick, render,
roof	red/grey tiles
Height	2-storey
Windows	UPVC in general
Doors	various
Gardens	medium size. Small walls brick/mock stone
Roadway	straight grid pattern, no trees.



Gainsborough Avenue



Adel Methodist Church Hall



Lawnswood Arms

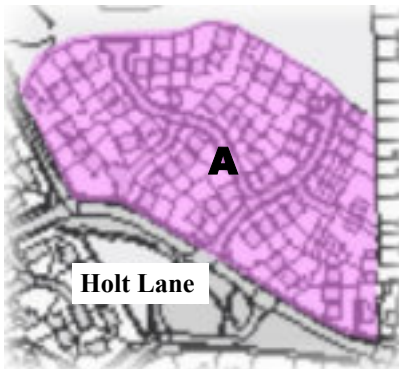


Kingsley Avenue

Kingsley Drive

7. The Chestnuts

& Church Lane



Chestnut Way

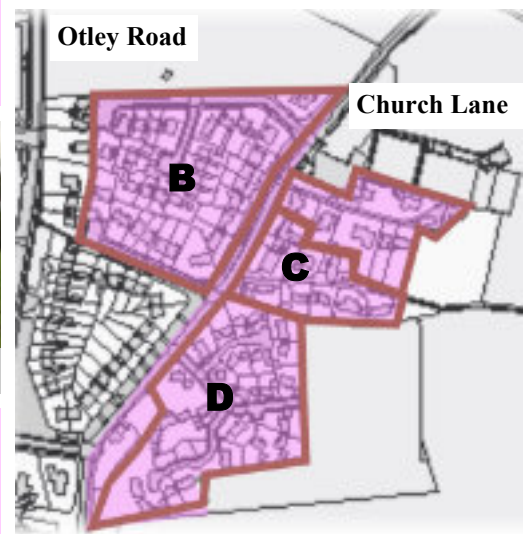
A. The Chestnuts (Chestnut Drive, Chestnut Way, Beechwood Court & Hawthorne Gardens) were developed in the 1990s on land, north of Holt Lane, west of, and adjacent to the Kingsleys.



Holt Avenue

Lawnswood Arms

B. Holt Avenue and Gardens were developed in the 1960s on land adjoining Green Belt on the west of Church Lane. The Lawnswood Arms and traffic on Otley Road, can be seen across the field.



Holt Gardens



Sadler Hall Lodge, Church Lane



Sadler Close

C. Church Lane has a section of 1960's detached houses and also large 1930's semis and detached homes on the west side. On the east of Church Lane there are older buildings including the **old Adel School** (converted in the 1970s to private housing), and **Sadler Hall Lodge** of the former Sadler Hall which was demolished in 1991.

D. The Sadler Estate, (Sadler Close, Sadler Copse & Sadler Way), of detached houses with double garages was developed on the site of the former Sadler Hall in the 1990s.



Old Adel School, Church Lane

8. Adel Lane/Otley Road Area



Otley Road, east side



Adel Lane



Adel Grange Close



The Meadows



Oaklea Gardens



Holt Close

Adel Lane and Long Causeway were the preferred locations for Victorian homes built by the wealthy middle classes of Leeds. In the 1930s the area had become one of detached houses built in the arts and crafts style, mixed in with 1930's modernism.

Adel Lane area comprises solid large semi and detached homes, some infill of later decades, a plurality of building materials, tall chimneys, external stacks, leaded and stained glass windows, flat roofs, metal windows which curve around the side of the house, full-length windows, metal railed balconies. Included in this area are the Oakleas, Adel Grange Close (houses built in the former grounds of Adel Grange), Adel Pastures, Adel Park Gardens & The Meadows, plus the semi-detached houses, built in the 1950s (in Arts & Craft style), on the east side of Otley Road & in Holt Close.

White Lodge, designed by John Clifford Procter (1881-1941) in 1935, is a white flat-roofed building, planned as a series of cubes, in a spacious garden on the corner of St Helen's Lane.



Adel Grange Close



Adel Lane, west side



White Lodge, east side Adel Lane

Materials	brick, stone render. Flat roofed, gabled
Height	2 storey
Windows	casement in wood, metal, UPVC, leaded, stained glass
Doors	various
Chimneys	tall, external stacks, middle partition walls of semis.
Gardens	medium front gardens and large back gardens
Adel Lane	narrow, used as a route: Ring Road to Otley Road.

9. Oaklands



Beech Walk

The Oaklands Estate was built in the 1990s on the site of The Oaklands (now demolished - see old house & grounds marked on 1930s map, Appendix B)). It creates its own enclave of large modern detached houses adjacent to Long Causeway. There are columns, porticos, Norman arches and mock Tudor, attached to comfortable modern homes with minimal upkeep demands. There are narrow curved streets, open plan front gardens and small back gardens.

Mature trees on the perimeter and the small pockets of land between houses and streets which are communal and 'wild' are attractive features. The Oaklands is 'hidden' by a large stone wall of the original estate.

The Oaklands is not observed from the main thoroughfares. Other than visiting the residents, there is no need for anyone to know of the existence of the estate. The fear may be that, in time, they could go one step further and become 'gated' enclaves.

This area includes Rose Cottage, former lodge of Oaklands House. Also on this site there is **Oaklands Fold**, two solid, stone purpose-built blocks of flats built in the 1990's. They conform to the 2-storey height, typical of Adel. Whilst rather monolithic for the setting, they are well landscaped and maintained. At the south end of this area, adjoining the Oakleas, are Beech Walk and Birch Mews.



Oaklands Close



Rose Cottage and old stone wall, Oaklands Close

Materials	Various
Height	2-storey
Windows	Casement
Doors	Various
Gardens	open plan
Road	cul-de-sacs
Garage	integral double



Oaklands Fold

10. Upper Long Causeway

Sections A, B & C



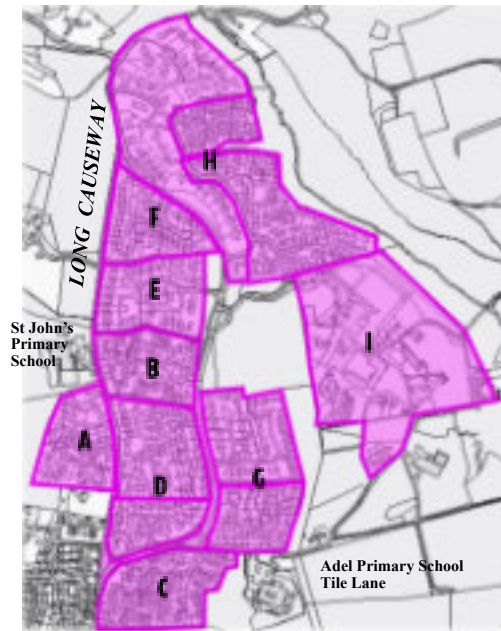
Stairfoot Close



East Causeway Close



Wayland Approach



Sir George Martin Drive and Long Causeway are notable links on the east of Otley Road. These roads are distinguished by the fact that there are very few residences fronting onto them. Most houses in view are sideways on or, like the Mulberry Estate **G**, back on to these roads. The roads are characterised by stretches of old wall which bounded the old estates. Parts of Sir George Martin Drive are fenced and hedged, giving a canyon-like quality to the roadscape.

As pockets of land became available, builders created small estates. A particular decade favoured its own style and thus Adel has become a history of late 20th century suburban house building.

Section A West Waylands

After World War II, land on the edge of the Bedquilts, **west** of Long Causeway **A**, was made available for prefabs as 'homes for heroes' were needed. In the 1980s, the prefabs on **Wayland Drive** were demolished and Barratt built private housing including five 2 - storey flats (which look like detached houses), detached bungalows and family houses (Wayland Drive, Wayland Close & Wayland Court).



1940s Prefab, Wayland Drive 1970s



Ginnel from Wayland Drive to the Bedquilts Fields

Sections B & C East Waylands

Wayland Approach, Wayland Croft & Adel Wood Estate were developed as council housing by the local authority. Wayland Croft included sheltered housing and a shop (**Adel Wood Stores**).

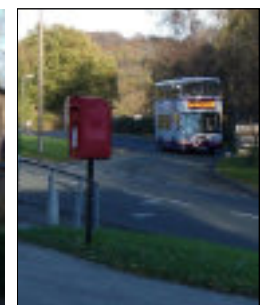
Wayland Approach & Croft are built on the side of a fairly steep hill but the contours of the land have been well utilised and mature trees retained. Both houses and gardens are small. There is evidence of private purchase in both estates.



Adel Wood Stores



Wayland Croft



28 Bus Terminus

Adel Wood Estate was constructed on a courtyard principle. The 'courtyards' appear to be more for vehicular access rather than for people. The environment of both estates is pleasant, although opportunity to create spaces for leisure and community activity was missed. Maintenance of the remaining public housing is all-important.

Materials	redbrick
Height	2-storey
Windows	casement in UPVC
Doors	wooden or UPVC
Gardens	paved backyards, open plan
Roadways	narrow and curved with public landscaping



Adel Wood Estate next to Adel Primary School



Moor Croft, accessed from Long Causeway



Stairfoot Walk

On either side of Sir George Martin Drive are private developments built in the 1970s & 1980s.

Section D (Woodstock Close, Adel Mead, Adel Vale & Moor Croft); **Section E** (Derwent Drive & Wharfe Close) & **Section F** (Adel Green) are on the west of the drive. **Section G** (Mulberry Avenue, Rise, Garth & View) is on the east side.

There is a degree of uniformity of these small developments according to the decade in which they were built. Houses are generally detached. Landscaping is of a high standard, those on hillsides giving the impression of being 'tucked in', with the fall of the land being well utilised. Many have small well-maintained gardens and open plan frontages or low boundary walls. Garages are usually integral. There are few communal areas where children can play.



Woodstock Close Ginnel No.15, from Long C'way

Section H Stairfoot Walk/Eddison Close is a unique award-winning development by West, the builders, in 1972, on a site whose contours created difficulties. A single row of three-sided bungalows around an enclosed courtyard is approached at their front door solely by a walkway. Eddison Close is a service road and the garages are so prominent that they detract from the attractiveness of the area. The small front and back gardens are open plan. The walls within each 3 or 4 bedroom home are 'flexible' so that the layout can be altered to suit taste or need. Originally flat-roofed, our climate has necessitated their replacement by a slope. This is an interesting layout on a difficult site which feels 'experimental'. Adel should look to such small-scale, inventive architecture for its future development.

Materials	brick
Height	bungalows
Windows	casement in UPVC
Doors	various
Gardens	small, open plan and courtyard.

Section I Eastmoor Lane (Secure Unit) and Spring Hill (Cottages & Former Eastmoor School & Farm), see Appendix C. Tile Lane Cottages are distinctive. Their style fits the rural setting which could be lost if redevelopment encompasses them.



Tile Lane

11. Bodington Halls & Lawnswood Government Offices



The low, mainly single storey **Government Offices** (above) are screened by trees and are tucked away from the road down a long private drive. These utilitarian buildings and also the Halls of Residence were not surveyed, as we were only collecting information from permanent residents. These buildings are important as places of work for Adel permanent residents. (See Adel as a Workplace).

1,200 students live on the **Bodington** site, on the Adel boundary, during the 31 weeks per year of term-time. It is the largest of the University's Halls and the site is self-contained with food outlets, bars, laundry and sports/debating/music clubs etc. Buses run every ten minutes from the campus to Headingley/University/City Centre, until 3am.

Visitors who attend summer events at Bodington come to see Adel Church and York Gate Garden. The Annual International Medieval Congress is held in July.

Adel architect, Denis Mason Jones, was involved with the design of Bodington Hall. There is a large interesting **sculptured panel** on the central refectory block by Hubert Dalwood, 1961.



Bodington Halls of Residence

12. Lower Long Causeway



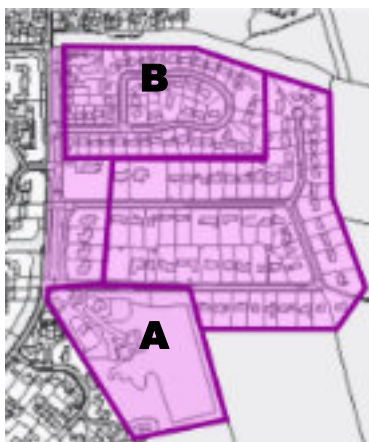
Glendower Park

Glendower Park built in the 1990's is a 2-storeyed stone development which nestles into the hillside. Each block of flats looks like a large attractive house and blends in well with other large stone houses in the area. The open plan landscaping is well maintained. Included in this area are **Oaklea Hall** and **Oaklea Hall Close**, a small development of houses built in the former grounds of the Hall. Also included are the old Home Farm and converted barn at the junction of Adel Lane and Long Causeway.

13. The Dunstarns



3 Dunstarn Drive



Dunstarn Farm was constructed pre-1850. The Dunstarn estate, built on land belonging to the Eddisons, was formerly farmland and orchard. Seven houses were built at the west end in the late 1950s and the development was continued until the present day. Houses and bungalows were individually designed and expensively built. Detailed with large gardens and garages, the impression is one of exclusivity.



Dunstarn Drive



Boarded up Townend before demolition

A. The Heath

This Victorian Mansion still stands in large grounds. See Appendix C.

Materials	various
Height	2-storey
Windows	wood or uPVC casement
Doors	various
Gardens	large gardens bounded by walls & hedges
Roadway	grass verges. Trees are generally within the garden areas.

Fears for the future of this area are that the replacement of Townend, an inter-war villa in large grounds, by two three-storey blocks of 24 flats, may be replicated on other plots and the character of the area altered forever.

No 3 **Dunstarn Drive**, with its balconies and large garden, harks back to an era of the 'country garden' and light airy residences. The properties are generally 2-storeyed - interesting without being ostentatious.



Fir Tree Lodge and The Gables (apartments, p5), on Dunstarn Lane, illustrates the temptation of 'overfilling' a plot. Dormer rooms obscure the fact that some of the new homes are three - storey rather than the prevailing two. Cramping new houses on to the site upsets the existing spatial balance.



Townend site (Dunstarn Court) Nov 2005

B. Also included are Adel Towers Close and Court, and Wendover Court (2- storey flats). These were built in the 1960s when Adel Towers was demolished. See Appendix C.

Flats In Adel

There are relatively few purpose-designed apartments in Adel, although recent developments suggest that developers, unlike residents, believe there to be a need.

- Glendower Park
- Manor House Croft consists of 4 blocks of 2-storey apartments in the grounds of Manor House that are landscaped in a way that creates an impression of tidiness: mature trees mark the perimeter of the site. The flats mask the view of the more interesting older buildings from the road.
- Holt Lane Court: These two 3-storeyed flat-roof purpose-built blocks date from the late 1960s. They are not in keeping with the surrounding area and their height is not loved by local residents. There is some landscaping and the balconies are a convenient facility for the owners.
- Wendover Court, Long Causeway



Manor House Croft



Holt Lane Court

The remaining Victorian/Edwardian mansions provide opportunities for subdivision into apartments. Done sensitively, this does not detract from the architectural interest of these villas.



- Greenfield Court, 2 - storey flats.
- Oaklands Fold
- The Redesdales

Greenfield Court

Small Changes and Extensions

Small changes to the integrity of existing buildings can profoundly affect their appearance. Not all changes to a property require planning permission.

With the exception of **Listed Buildings** and **Conservation Areas**, householders do not need planning permission to alter the design of doors, windows, roof coverings or external wall materials and they can make small extensions including porches up to a certain size limit.

These changes are known as "Permitted Development Rights". Planning permission granted for some developments in the past may have removed certain Permitted Development Rights for future alterations. Such exclusions should be checked first with the Development Department of Leeds City Council. Householders should consider carefully how their alterations could affect the local character

As a guide:

- It is important to stand back from the property to look at it from all angles, as others would see it. Decide what it is that makes the property either distinctive or blend in with its neighbours, for example roof line or roofing materials, colour, chimney pattern, window style and nature of the boundary wall.
- A closer examination will help identify the detail peculiar to the building, e.g. the stone or brickwork detail, design and shape of windows and doors, etc.
- Try to visualise the effect the proposed changes will have on the property and how these are likely to reflect on neighbouring houses, especially if the property is attached to another or is part of a group of properties of similar appearance.
- Residents seeking to make changes to their properties within Permitted Development Rights should follow the above guidelines and check the current regulations.

Contact **Leeds City Council's Development Department**,
The Leonardo Building, 2 Rossington Street, Leeds LS2 8HD,
Tel. 0113 247 8000

Main Development Recommendations

Design recommendations for new Development

- a. Pre-application discussion between local residents and developers should be encouraged. (30)
- b. New development should complement the existing development within that Character Area of Adel in terms of design and materials. It will be expected to respect established building lines, unless there are positive design benefits to depart from this. (82, 84)
- c. Any increase in residential density prompted by the Government's planning policy guidance on Housing (PPS3) will need to consider the above. (1, 81)



Buildings grow in Town End garden on the corner of Dunstarn Drive & Long Causeway. November 2005

- d. Larger housing development sites will be expected to provide a range of types and sizes of accommodation including some smaller and affordable properties. (9,12)
- e. New housing development will be expected to contribute towards the provision of greenspace within Adel either by the provision of new publicly accessible facilities, or by contributions towards the improvement of existing public open space, in accordance with adopted Greenspace SPG 4.
- f. Development resulting in the loss of any mature trees will be resisted. If a development is allowed that results in the loss of any mature trees, replacement planting of an appropriate scale and variety of tree will be expected as part of any landscape scheme. These trees should be protected in the long-term. (52)
- g. Development proposals should consider the potential for retention and conversion of buildings of architectural or other interest, in preference to demolition. (106)



Consultation with local residents in Adel Stables

- h. Development should not result in the loss of stone boundary walls, or their reduction in height. Where walls are affected by development proposals, they should be retained as existing wherever possible. If realignment is required, they should be rebuilt to their existing height behind any required sight-lines. (55)
- i. Larger scale housing development proposals (above 4 houses) will be expected to carry out site character appraisals as set out in 'Neighbourhoods for Living'. Development of all scales will be expected to consider 'Neighbourhoods for Living', particularly in relation to the potential to enhance positive aspects of local character. (81) See Appendix E.
- j. The design of new housing should avoid prominent garages dominating property frontages. Development providing open car parking areas should refer to guidance in 'Neighbourhoods for Living' so that this does not become the influential feature of the development: use of appropriate planting, rear parking courts and undercroft parking will be encouraged in appropriate circumstances. (77-79)
- k. Adel has the advantage of a 'green bin' collection for recycling. This means that most properties have at least two large wheelie bins. New development will be expected to develop appropriate solutions to bin storage. (103)
- l. The provision of hedges or walls will be encouraged where appropriate in new developments. Hedging plants should be of an appropriate variety that will not grow excessively quickly. (46,55)
- m. House owners should note that, unless specific planning consent has been granted, it is not acceptable to erect fences, walls or gates that exceed 1m in height on road frontages. The use of solid gates on street frontages is not recommended as this prevents the natural surveillance that is otherwise provided by passers-by. (10)

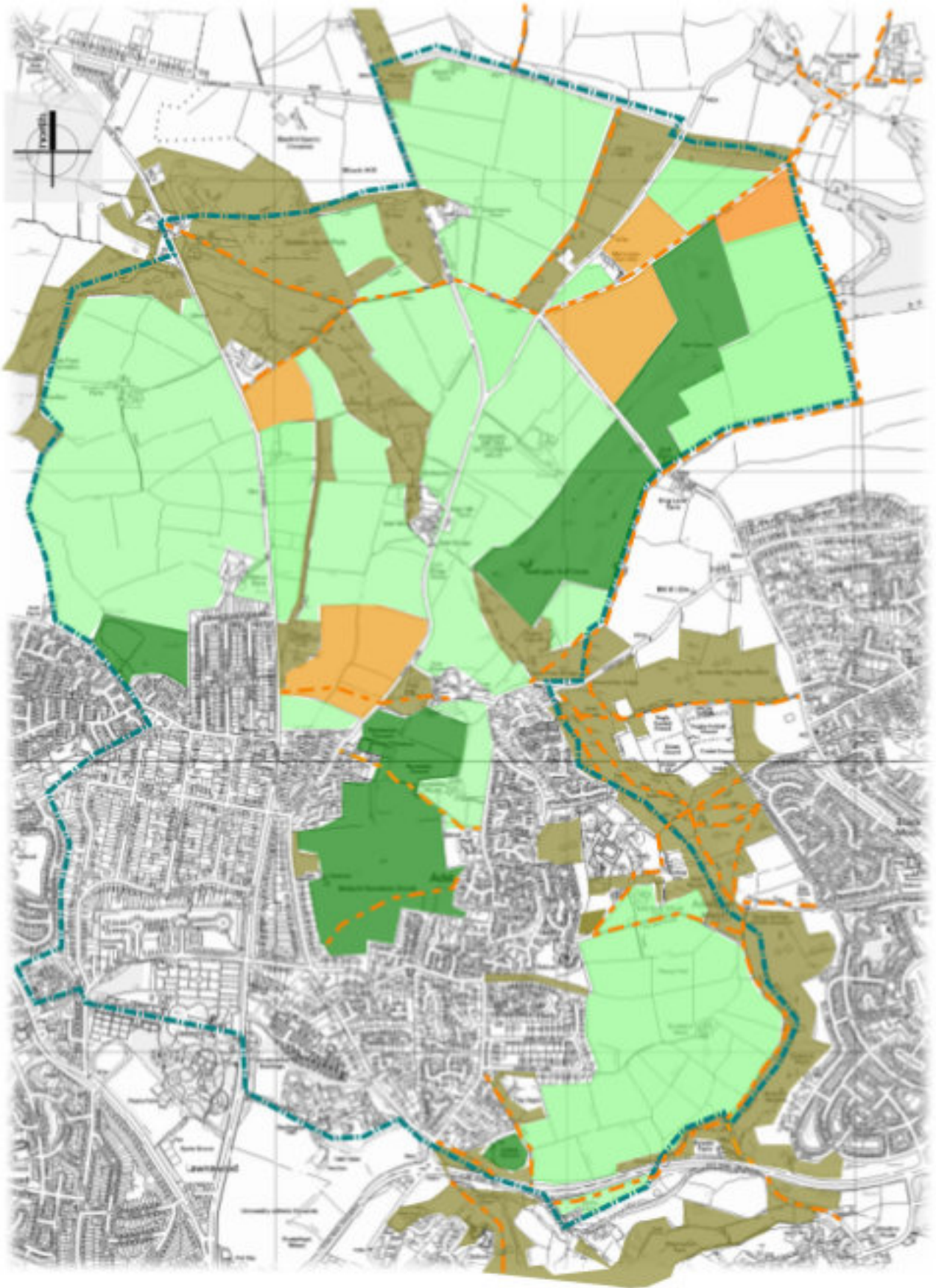
Note:
references are to Key Principles, taken from "Neighbourhoods for Living" (LCC 2003)



The Crescent

Adel's Green Setting - Map

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Adel's Green Setting

Adel is situated on the higher ground that separates Airedale from Wharfedale. Residents appreciate this position and value views to the north across the Wharfe Valley and to the south across the Aire Valley towards the Pennines.

The soil is heavy clay over millstone grit with rocky outcrops and some areas of sandstone and sandy heath (Adel Eastmoor) and woodland. The land rises to 600 feet (185 m).



Woodland, Adel East Causeway

Cutting through the **Mulberry Wood**, from Sir George Martin Drive, to create the access road to Adel Secure Unit (East Moor Lane). Houses on East Causeway Vale can be seen on the left.



Pasture, Back Church Lane/Stairfoot Lane



Adel Crag, Adel Woods

Adel Crag is the largest of the gritstone outcrops in Adel Woods. There are also many boulders brought down by a glacier that covered the north-eastern part of the parish in the last ice age. Flint arrowheads and other archaeological remains have been found here. The Crag is on the prehistoric track which led north to Castley Ford on the River Wharfe and crossed Rombald's Way.

Yorkshire sculptor Henry Moore wrote about how *this impressive lump of stone set in the landscape* had influenced him as a child, enjoying picnics here, and also later when he was a student in Leeds.



View north-east towards Harewood



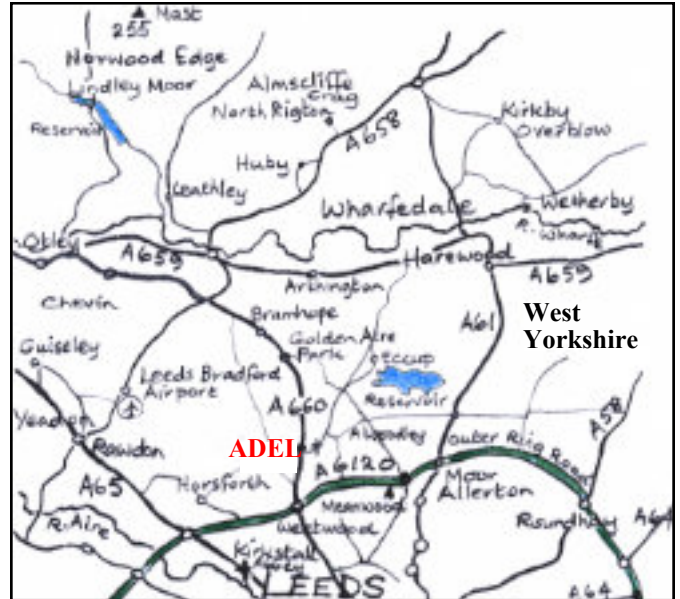
View north towards Almscliffe from the Adel Parish Boundary Walk May 2005

Adel's Green Setting



Bedquilts Recreation Fields - Cricket

The Bedquilts Recreation area is on a high plateau of clay, once used for strip farming, with scattered groups of deciduous trees. The rippled 'quilted' effect from the strips can still be seen in low sunlight - hence the local name, Bedquilts. Residents have asked for these trees to be protected and for more native trees to be planted in this area, to create a country park landscape. There are distant views all around: Moortown Watertower to the east, Cookridge Tower to the west, Lindley Moor Mast to the north, Leeds to the south.



Yorkshire Context Map

Yorkshire Context Map Adel was a scattered community. Many of the farm fields are now covered in houses but from **Church Lane** there are still fine views across fields, of Wharfedale, the moors and Norwood Edge Mast. Residents also appreciate views of Harewood, Otley Chevin and on a clear day Ilkley Moor and the North York Moors can be seen. From the Dunstons, there are views of King Alfred's Hill and across Leeds to the Pennines. The quarry areas are screened by trees and the Adel Beck/ Meanwood Valley Trail is well-loved and well used. Panoramic views from Stairfoot Lane, Holt Lane and Bank Top, of North Ripton and Almscliffe Crag are particularly valued.

- 98% of respondents valued the **Green Belt**
- 98% of respondents valued **Open Space**
- 96% of respondents valued **Trees**

In the survey section "What developments would you like to see in Adel?", only 2% of respondents chose telephone mast.



View south from the Dunstons across Leeds



View south-east from Tile Lane

Left: View south-east across Eastmoor Farm fields, to King Alfred's Hill, from Tile Lane. Blocks of flats in Moortown can be seen beyond the trees along Adel Beck.



View south-west of Valley Farm

Adel's Green Setting

Unlike the more fertile and sheltered dales bottoms on either side, little of Adel was farmed until a few centuries ago. It was exposed and had poor soils and drainage. This can be seen in place-names such as Eccup Whin, Breary Marsh, Black Hill (a 'black' hill even today is a heather hill as distinct from a 'white' or grass hill in upland sheep country).

From Monastic sheep run and common waste grazing it was improved after the Enclosures Act. Walling and hedging controlled stock movements. Drainage and liming enabled better grass and some arable cropping to take place.



Tile Lane, Spring Lambs

The dry stone walls were mostly built several hundred years ago under the Enclosure Acts. Frost-heave, water erosion and livestock cause falls and gapping over time. Many field walls in the area are now tumbledown as can be seen at East Moor and Holt Farms. If fields are still required to be stockproof, post and wire or netting replace walls.



Adel/Harewood Boundary ('Emmerdale')

Harewood and Eddison estates. Only about 50% of Adel's green area is now used for agriculture. The non-agricultural green area is utilised as public parkland, sports fields, golf courses or nature reserves.

About 15% of the Agricultural area is used for arable cropping, either winter wheat, or barley with an occasional break crop of linseed, rapeseed, roots or field beans. The remainder is grass. Some of this grassland is utilised for milk production. Much of the remaining acreage is let for short-term grazing of store cattle or breeding ewes, or silage or hay. A small acreage is used for livery of riding horses.



East Moor Farm

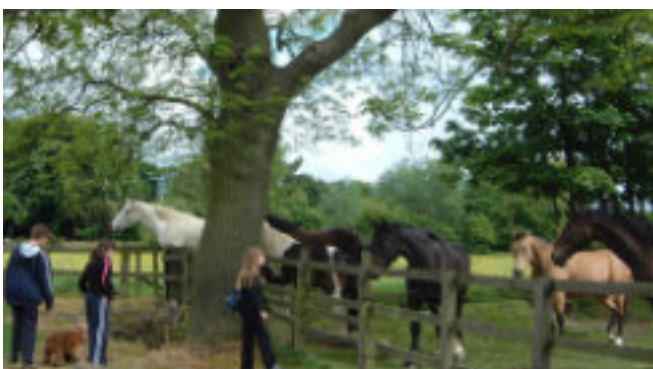
The dairying at Cocker Hill Farm is now part of a dairy farm based at Bramhope. One semi-retired farmer rears beef cattle and sheep in Adel. Some of the land at the southern end of the area is Council owned (Adel East Moor) and may be lost to housing.

The much reduced profitability of agriculture in recent years has resulted in only essential maintenance work and little or no new capital investment being made.

Two charities are based in the Black Hill area. The **Donkey Centre (tel. 0113 261 9249)** is the Elizabeth Svendsen Trust (EST) for children and donkeys.

These are rescued donkeys and it is a wonderful place where children with special needs can come, in groups from schools or individually with Mum or Dad.

The Trust was started by Elizabeth, a Yorkshire woman, in 1969.



Dunstarn Farm Field



Holt Farm, Holt lane

Adel's Green Setting



Lineham Farm

Lineham Farm (tel. 0113 281 7880), is a converted 17th century farm. From 1993, it has provided free activity holidays for needy Leeds children. The farm is surrounded by grazing land, mixed woodland and a wetland area attracting wildlife.

It has 20 rare breed sheep, pigs, ponies, goats, poultry, rabbits etc. As well as helping with the animals, other outdoor interests include the Organic Garden, the Insect Garden and the Sensory Garden, which is much appreciated by pupils with disabilities.

Hedgerows The main species in Adel were white and black thorn. Adel's old hedges have a great range of species. Hedges were not as popular for stock control as walls were in this area. Their growth is slow on the exposed watershed between Aire and Wharfe.

Costs for planting, deer and rabbit proof netting or guards and the whips are substantial, as are the maintenance costs. Trimming is required most years and laying every 10 to 15 years. Lack of maintenance has allowed plants in remnant lengths to develop into mature trees which age, die and further increase the gaps which are replaced by post and wire fencing.



Security railings, Adel St John's School boundary with the Bedquilts Playing Fields

New hedging, if planted along the Bedquilts side of the railings, would close the gap in the old hedgerow and provide a corridor for wildlife. Some Adel hedgerows are centuries-old and are of both botanical and historical interest.

There are hedges along two ancient Adel holloways, one running down Stairfoot Lane and the other from opposite the Memorial Hall to Adel Mill Farm. Both include a good mixture of tree and shrub species such as oak, ash, rowan, wild cherries, lime, alders, willows, sycamore, holly, whitethorn and blackthorn, wild roses and honeysuckle. They shelter a variety of plants – dog's mercury, common primrose, bluebell, lesser celandine, jack-by-the-hedge, ferns and cranesbills.

The farm fields opposite Adel Parish Church giving views of Wharfedale are highly valued by residents. The Church Lane field next to Holt Avenue is at present under threat of development and must be protected.

Impact of change in field use

The Weetwood Playing Fields, used by the University of Leeds, are adjacent to the Adel boundary.

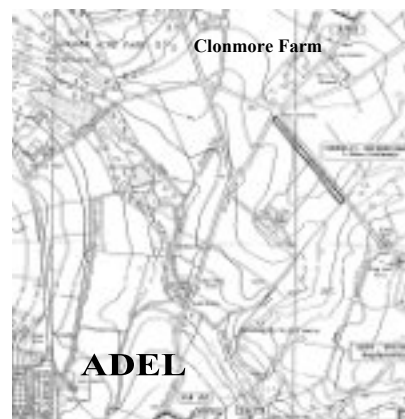
The University also owns playing fields on Otley Old Road next to Lawnswood Cemetery and plans to sell these for a much needed extension to the cemetery. Leeds University owns 80 acres of the fields in Adel (at present used for farming), bordered by Arthington Road, Black Hill Lane, Eccup Lane and King Lane. The University plans to create new playing fields on Blackhill Farm/ Clonmore Farm land.

The visual impact of Clubhouse, changing rooms, all-weather pitches, floodlighting, coach & car parking, as well as the increase in traffic on Adel Lane and Church Lane would be considerable.



Blackhill Farm field

- 98% of adult respondents valued the Green Belt. In the children's survey, **spaces for recreation** were the most valued, with local environment second.



Black Hill Fields

Adel's Green Setting - Recommendations



Adel's Green Setting - Recommendations

- a. The existing Green Belt designation must be protected and any future consideration of development of "PAS"-designated land must consider fully its wider green setting and the setting of Adel St John's Church.
- b. The Bedquilts Recreation Ground and Golden Acre Park must be preserved and managed for all to use for the benefit of both recreation and wildlife.
- c. All remaining woodland should be retained and managed for a balance of amenity and some limited sustainable timber extraction to achieve a mixed age for long term future viability, in accordance with Forestry Commission guidance. This provides a haven for wildlife and adds to the quality of views and walks valued by residents.
- d. Developments at the interface between residential areas and fields should be landscaped appropriately with native tree and shrub planting to green the developed edge.. Large buildings should be avoided, where they would dominate long distance views.
- e. The growth in structures associated with stables or farms should be carefully controlled.



Cereal Crop field, opposite Adel Church, Church Lane, view north -west towards Golden Acre Park



Bank Top Farm, Norwood Edge Mast is in the background

View of Lindley Moor from Bank Top, north-west to the railway viaduct (line from Horsforth to York) crossing the River Wharfe.



Footpaths , Ginnels and Milestones



Adel Wood Footpath

Footpaths

A large number of footpaths criss-cross Adel, dating back over hundreds of years. Farms are scattered, the paths and Bridleways link these settlements to the main transport arteries - Long Causeway and the valley of Adel Beck. Stairfoot Bridge forms a natural focus for convergence, where the Beck permits an easy crossing with paths from the northeast and east.

Medieval tracks mark the bounds between the old townships of Cookridge and Adel. The Adel Boundary Walk follows some of these tracks, for example the grassy path between New Adel Lane & Farrar Lane. The Rights of way are signed and passable, with some delightful stiles.

The exception is Adel Wood, where mountain bikes and trail motorbikes spoil the footpaths and a maze of additional paths now endangers the eco-system.



Paul's Pond to Golden Acre Footpath



Long Causeway Stile



Corpse Way Steps

Ginnels

Many of Adel's ginnels perpetuate rights of way which have existed for hundreds of years. The ginnel between Gainsborough Avenue and Otley Road is on the line of the 'Corpse Way' to Adel Church.

None have been obstructed, although the one from Long Causeway to Smithy Mills Lane suffers from brambles at ground level, and at eye level the overhang of climbing bushes from adjacent gardens.

The line of ginnels can be identified on OS Maps and plans on the scale 1:25,000, 1:10,000 and 1:5,000 but they have been omitted from the Leeds City Council Street Atlas which is drawn on a 1:10,000 scale.

Milestones

There are four Grade II listed milestones and one guidestone. Two milestones are situated at the junction of New Adel Lane, St. Helen's Lane and Otley Road A660 and two are at the junction of Church Lane and Otley Road A660.



S.E. corner Otley Rd & Church Lane

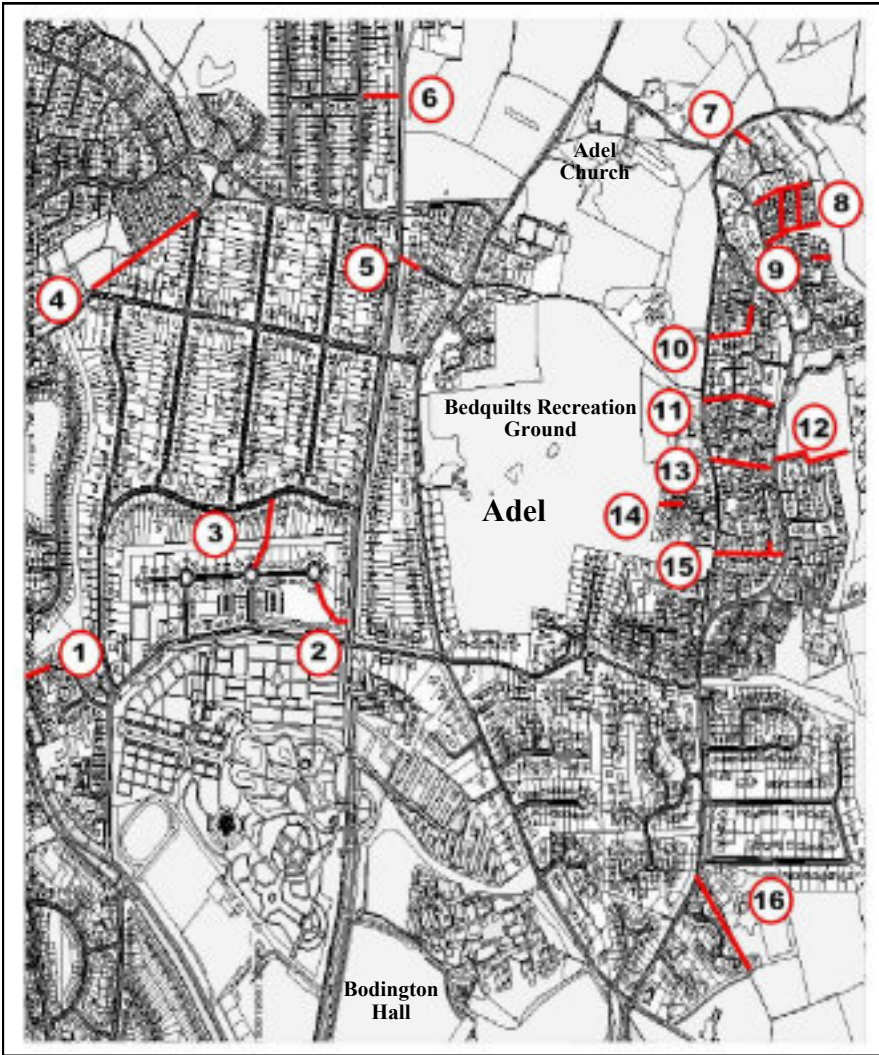


Guidestone at the south-east corner

The Lawnswood - Otley Turnpike (now A660) was constructed 1838-1842. Arthington Tunnel on the Leeds - Harrogate - Thirsk railway line was bored 1845-1849, the line to Thirsk was completed July 1849. Some of these stones record the distance to Carr Bridge (Horsforth Station) and date from the 1840s.

There is a Guidestone at the south-east corner of Five Lane Ends. See Appendix D

Ginnels and Walls



Walls Adel is situated where the Millstone Grit series of the sandstones of the Carboniferous era are exposed. This building material, obtained from surface stones and from quarrying, was used for construction of boundary walls and walls to enclose stock.

Variations on the craft of dry stone walling can be seen. Much of the dry stone walling that remains in the urban area has been 'improved' or stabilised by the use of non-traditional methods such as copestones cemented into place. Some of the dry stone walling of Adel has fallen into disrepair or been 'quarried' for other uses.

The Victorian builders endowed Adel with fine walls of dressed stone, for example Oaklands, Church Lane House (Sadler Hall) and Adel Grange. Although pierced and altered by recent housing development, these walls remain largely intact and are an important feature of Adel.

Leeds City Council has maintained the tradition of quality stone walls by the rebuilding of those flanking Long Causeway and the Ring Road junction. Wall owners need to be encouraged to maintain them in good order.

Post Boxes

Red Lines show ginnels:
reference number is shown in black.

Reference List of Ginnels

1. New Adel Gardens - Otley Old Road
2. Otley Road - Redesdale Gardens
3. Redesdale gardens - The Crescent
4. Farrar lane - Heathfield/Holt Lane End
5. Otley Road - Holt Close
6. Gainsborough Avenue - Otley Road
7. Stairfoot Lane - Stairfoot Close
8. Stairfoot View - Eddison Cl. - East Causeway
9. East Causeway - East Causeway Crescent
10. Long Causeway - Adel Green
11. Long Causeway - Sir G M Dr with side paths to Derwent Dr., Wayland App. & Wayland Croft
12. Sir George Martin Drive - Mulberry Avenue
13. Long Causeway - Sir G M Dr. with Adel Mead
14. Bedquilts Recreation Ground - Wayland Drive
15. Long Causeway - *Sir G M Dr. with Adel Vale
16. Long Causeway - Cricket Ground, Smithy Mills (* Sir George Martin Drive)



11. opposite St John's School



16. Smithy Mills Lane End

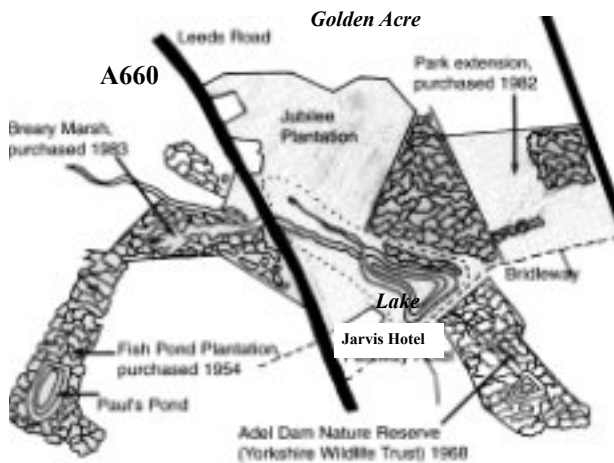


Above: George VI Post Box is set in a fine wall of dressed stone, part of Sadler Hall boundary, Church Lane near the Old Smithy (now a Chapel of Rest).

Below: Letters can be posted at this GR VI Box at the junction of The Crescent/The Drive from inside a car!



Adel's Parks , Greenspace and Gardens



- Open Space and the Green Belt were the two most valued aspects of Adel chosen by 98 % of the respondents.

The parks and green spaces, both at the centre and around the boundary, contribute greatly to the peaceful, leafy and rural character of Adel that attracted residents to choose to come here and to stay.

1. Adel Beck Corridor

The Seven Arches Aqueduct (grade II listed) was built in 1840 of local gritstone with each arch spanning 34 feet. Until 1864, it carried the water from Eccup reservoir across Adel Beck. The valley drained by Adel Beck (which becomes Meanwood Beck) forms a 7 mile green corridor across north Leeds. Public access along the 'Meanwood Valley Trail' ends at Golden Acre. Wildlife includes Roe Deer, 100 species of birds and Crayfish in Adel Beck.



2. Adel Dam

This land was farmed until 1900, when the owners (the Eddison family) fenced 20 acres to create a garden. In 1968, the Yorkshire Wildlife Trust acquired a lease on the land, and it became a Nature Reserve. The reserve was purchased in 1986, with help from Barclaycard. Over 140 species of birds have identified during the past 35 years, including kingfishers and all three species of British woodpeckers. Adel Dam is a Site of Ecological or Geological Importance (SEG), because of three sedge species, which are rare in West Yorkshire.

3. **Adel Moor** To the north of Adel Crag lies 25 acres of wood and heathland. The Meanwood Trail passes through one corner of this steep and rough terrain and amongst the scrub lie a small disused sandstone quarry and Second World War anti-aircraft placement. Soldier beetles and lizards live in this area, but within the last ten years, invasion by silver birch and bracken has altered the habitat. Colonies of meadow brown, gatekeeper, ringlet and skipper butterflies thrive on the grasses, but Himalayan Balsam threatens the native flora.

4. **Adel Towers Wood** A strip of ancient mixed woodland, with bluebells, at the back of Adel Towers Court, separating the gardens from Adel Wood Drive gardens. These trees should be protected.

5. **Bedquilts Playing Fields** This area was once a medieval open field which was enclosed for farming during the late 16th century. Church Lane Farm near the north-west edge was demolished in 1862 and Church Lane House (re-named **Sadler Hall** & now housing) was built. The field walls were demolished and groups of trees planted to create a parkland. Bedquilts Fields are managed by Leeds City Council and used by Leeds Metropolitan University, schools and local clubs and residents. There are 4 cricket squares and 17 games pitches. This open space is excellent for kite flying and is also well used by dog walkers.

6.



Breary Marsh A unique marshland next to Golden Acre Park. It is a site of Special Scientific Interest (SSSI) because of the Alder Carr habitat, one of the best examples in West Yorkshire. It has a boardwalk for public access across the marsh. This leads to the footpath through Fish Pond Plantation to Paul's Pond.



Adel's Parks, Greenspace and Gardens



7. **Eccup Reservoir** was constructed in 1837. In 1987 it was designated SSSI. There is a good footpath around the waterside and a feeding station for Red Kites. Eccup has become an internationally important refuge for wintering wildfowl from Greenland and Siberia. The Goosander has its largest English wintering population here.



Red Kite

8. **Eccup Whin** is a small nature reserve of 14 acres in the angle between Black Hill Lane and Eccup Lane. The land belonged to Yorkshire Water and it was used as a dump for silt dredged from Eccup reservoir. Yorkshire Water gave this land to the City council for use as a nature reserve. It is deciduous woodland with areas of scrub, ponds, wetlands and open glades. The Pendulous Sedge and Yellow-Wort are found here and in June/July there are troops of Common Spotted orchids. The reserve has a population of Common Blue butterflies. Leeds Birdwatchers' Club, working with the council's Countryside Department manage this site. Toads, frogs and over 70 species of bird have been recorded. Access is from Black Hill Lane or from King Lane, where a public footpath leads alongside the woodland to the reserve. This site forms part of an important wildlife corridor which links two SSSI's - Eccup Reservoir and Breary Marsh.



Lakeside, Golden Acre

9. **Golden Acre** The northern boundary of Golden Acre Park follows Adel Parish boundary. The 137 acres that now form the park were once marsh, woodland, moorland and some pasture.



"Golden Acre" refers to the golden colour of the sandstone which is still quarried close to the boundary. The Roman Road to York followed the higher ground, close to where the Jarvis Parkway Hotel now stands.

In the 13th century, the Normans gave this land to the monks of Kirkstall Abbey. Part of it was used by the monks, for farming, until 1537 when the land passed to the Arthington family. Adel Dam, (adjacent to the park), built in the 18th century created a small lake which provided water for the wheel at Adel Corn Mill. In 1825 a second dam, New Adel Dam, was built upstream. Part of this second reservoir survives as Golden Acre Lake. In the 1930's it was a boating lake in the private Golden Acre 'Pleasure Park'. The park was acquired by Leeds City Council in 1948.

10. **Lawnswood Cemetery** opened as a Burial Ground of 22 acres in 1875 within the ancient (oak and beech), Lawns Wood. The Crematorium was added in 1905. The cemetery extended north and west onto fields adjacent to Spen Farm, increasing its size to 50 acres. Trees include oak, horse chestnut, lime, holly, sycamore, yew, laurel, rowan, silver birch, flowering cherry. Foxes and grey squirrels are much in evidence.

11. **Paul's Pond**
A small lake with great-crested grebes in spring and summer.

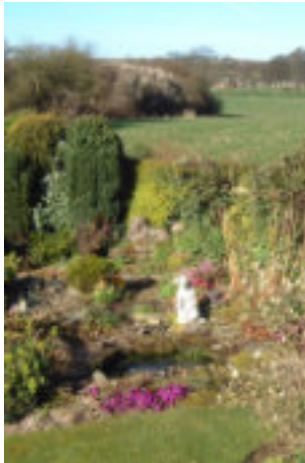


This ornamental fishpond, which covers 4 acres, was constructed in 1820 for Richard Wormald of Cookridge Hall (see grade II listed Wormald Memorial in Adel Churchyard). Ice from the pond was carted to a new ice-house at the Hall. The land surrounding the fishpond, and the island in the pond were planted with trees and rhododendrons. The Wormald family had made their fortune producing army uniforms and blankets during the Napoleonic wars. In 1890 William Paul, a tannery owner, first rented, then bought Cookridge Hall. Thereafter, locals called the fishpond "Paul's Pond".

Adel's Parks, Greenspace and Gardens

Other Greenspace includes:

12. **Sir George Martin Wood** Deciduous woodland flanked by the Ring Road, Long Causeway & Smithy Mills Lane. Gifted to the City of Leeds in 1967, as green space by Sir George Martin.
13. **Mulberry Wood** A small deciduous wood used by Roe Deer, on Sir George Martin Drive (opposite Adel Wood Stores), and Mulberry Rise.



Wayland

Adel Gardens

Interesting gardens are a feature of Adel and contribute greatly to the leafy character. Gardens opened for local fund-raising have included Leeds in Bloom Garden prize-winners, Ann & Clive Lightman's Wharfe Close, Freda & Geoff Bradbury's, The Crescent and Tarn & Les Everett's Heathfield and Val & John Crompton's Wayland Cottage Garden.

- **94% of respondents valued Adel's gardens**

York Gate Garden was created in 1951 by the Spencer family on ancient farmland, part of York Gate Farm (near the Yorkgate, the Roman road to York). When Sybil died in 1994, she left the house and garden to the Gardeners' Royal Benevolent Society (now called

Perennial). Unlike the heavy clay of most of Adel, the soil here is a well-drained sandy loam.

The site is on gentle south-facing slope leading down to Adel Beck. Contact Jennifer 0113 267 8240. York Gate

appears in garden design books, described as 'the finest gardened acre in England'. All in the space of one acre there is an orchard with pool, arbour, fern border, pinetum, dell with stream, topiary, folly, herb garden with summerhouse, nutwalk, vistas, white & silver garden, a pavement maze and unique architectural features.



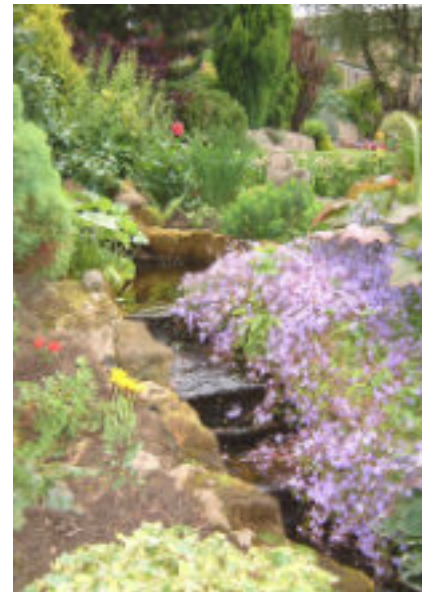
York Gate Garden

Wainwright's Garden At the Junction of Long Causeway and Dunstarn Lane, this lovely 2 acre garden has over 60 varieties of delphiniums. The garden was once part of the grounds of The Heath built in 1874 by William Hill (see Appendix C). It is open as part of the National Gardens Scheme and also for other charities.

Wharfe Close Garden

No. 5 Wharfe Close is sometimes open for the National Gardens Scheme and other charities.

It backs onto Sir George Martin Drive and is created from a sloping site with a natural spring, pools, stream and rock gardens and a small woodland walk.



Wharfe Close

Greenspace Recommendations

- a. Existing open land in Adel, designated in the UDP as public greenspace and both public and private playing pitches, contributes to the spacious 'feel' of the area and should be retained in accordance with UDP policy N6. Management should benefit recreation, wildlife and general amenity.
- b. Any review of parks and greenspace strategy should stress the need for proper access management and long term stewardship, by developing management plans developed with local public participation.
- c. Communal gardens of higher density development, such as flats, should provide sufficient amenity garden space to be compatible with the surrounding area's character and should not be compromised by parking arrangements.
- d. New housing developments should be well landscaped to provide an appropriate setting to the development, and should harmonise with the surrounding garden character including the boundaries with the street and adjoining properties.
- e. All future developments should include safeguards to prevent pollution or flooding of Adel Beck, by sustainable surface water drainage management solutions.
- f. York Gate with its architectural features should be considered for listing status as a registered park and garden. (see Appendix C).
- g. The stone walls of Adel are a very important feature, they should be retained and those owning these assets should maintain them in good order. In new development, frontage walls should be provided where the character prompts this.

Community Life

Intensification of use of public facilities that would adversely affect the amenities of local residents by way of increased pressure of parking, smell or noise disturbance will be discouraged. (For example a request to hold a Rave in Adel Woods or a Pop Concert on the Bedquilts...)

- 68% of respondents valued "Sense of Community"
- 58% of respondents wanted improved community facilities
- 49% of respondents chose 'Children's Playground' as a desired future development.



Adel Baptists meet at Adel Primary School, Tile Lane

Adel has two schools.

Adel Primary is situated on Tile Lane and Adel St John the Baptist CE Primary school on Long Causeway. Both schools are full. They have received excellent Ofsted reports and thrive within the community. Both schools offer nursery provision and wrap around care facilities. The schools host many community events throughout the year which include summer fairs and bonfire night. Both schools have extensive grounds with nature conservation area, pond and sports fields. The schools are used by the community for many activities including keep-fit, music & dance evening groups.

1. Adel Primary School, Tile Lane was built on the site on the Wheelwright's Workshop in 1992 as a Community School (cart wheel school logo). There are 254 pupils aged 3 - 11.

2. Adel Baptist Congregation are a growing church with over a hundred adults and children present on Sunday but they are a church without a building! They have been meeting in Adel Primary School on Sunday mornings since 1993. They have a building - the ABC Coffee Shop in the **Holt Park Centre** through which the Baptists (& other churches) try to serve the community in a practical way. Tel. 0113 275

3. Adel Branch of the YCA (Yorkshire Countrywomen's Association) has 50 members. They use Adel Primary School on Monday evenings. Activities include arts & crafts workshops, dancing, music, talks, walks and outings. Tel. 0113 225 6495



YCA Workshop



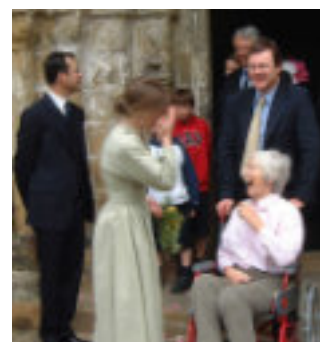
Adel St John's CE Primary School

4. Adel St John's School records go back to 1625. The present school was built in 1977. The Melon Hog (above in the playground) was carved, from an old stone gatepost on the site, by Denis Mason Jones the school architect. There are 200 pupils, aged 4 - 11.

5. St John the Baptist Church has 192 members over 16, and over 40 junior church members on the roll. There are 3 services on Sunday. There is a mid-week service and the church is open & manned 10am-12noon on Wednesdays, 1-4pm on Thursdays for prayer and visitors.

The church is also used for flower festivals and concerts.

Revd Tim Gill tel. 0113 276 3676



Adel St John's

6. Adel Stables, Back Church Lane was built as a stable block with haylofts, cow-house and central pigeon loft in 1766. Extended in 1992, it is used as a Parish Hall by Junior Church, Bible Study, PCC and for social events. It is also used as a Community Centre for Youth Groups, Adel Baptists, Brownies, Athill Rangers, Parents & Toddlers, Music Groups, Art, Calligraphy, Maths, Self-help Group for Younger Stroke Sufferers & Multiple Birth Support Group. Marjorie Cole tel. 0113 261 0069

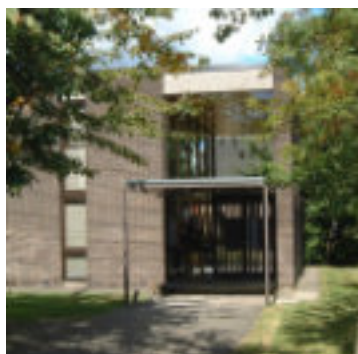


Adel Stables

Community Life

7. Members of the **Jewish Community** meet at the Synagogue in nearby Leeds 17.

8. There is a well-attended active **Catholic** Holy Name Church with Sunday services at 9am & 11am, and Holy Name Catholic Primary School on Otley Old Road, Leeds 16. There are 210 pupils aged 4 - 11.



Adel Methodist Church

9. Adel Methodist Church & Church Hall

The Hall was built in 1938, on land at the corner of Gainsborough Avenue and Holt Lane, as an all-purpose building. The church, linked to the hall, was built in 1964.

There are 56

members and a 10.30am service is held every Sunday with a 6.30pm service on the 2nd Sunday of the month. There is an active Junior Church and thriving Scouts, Cubs, Guides and Brownie groups. The Hall is used by a playgroup. Music Clubs, Scottish Dancing and other societies meet there. The Adel & District Horticultural Society Spring and Autumn Flower Shows are held there. Stephen Peacock tel. 0113 267 7554

11. Adel & Ireland Wood Community Centre

This is in the grounds of the Friends Meeting House (the Redesdale Flats can be seen in the background), on New Adel Lane, and is used by the Friends and other groups. The 2 acre site was given to the Quakers in 1868. In 1947 a portion of the grounds was leased for a peppercorn rent to the Community Centre, which then erected a timber building. for community use. The Friends now charge a more realistic rent, and the number of users has fallen to a "Mums and tots" group, a ballet school and a Drama Group "Stars". It is proving financially difficult to keep this Community Centre afloat. The committee would welcome suggestions to generate income and keep this facility for local residents. Contact christopher.binns@ntlworld.com

12. **Adel Memorial Hall** and playing fields were created by public subscription. A 20 ton boulder from Adel Moor bears an inscription to the dead of two world wars. The Hall was opened in 1928 replacing a wooden building.



The Meeting House, New Adel Lane

10. Adel Friends Meeting House

The Meeting House (Hall) is of local stone built 1868. It has an attached Warden's Cottage with an interesting woodland garden and a well-maintained burial ground with a distinctive avenue of limes. The Quakers or Society of Friends meet at 10.45am on Sundays (contact tel. 0113 267 9199) and a Sunday School is held in the nearby Ireland Wood Community Centre. The Meeting House is also used for yoga and other classes; the Adel & District Horticultural Society, founded 50 years ago, and now has 140 members, meets here.



A new pavilion for tennis and archery was opened in 1955 and 6.5 acres of additional land acquired. Sports include archery, bowls, snooker, squash, badminton, tennis and hockey. The site has an award winning floodlit all weather hockey pitch. Adel Cricket Club has a thriving team membership of all ages and performs well at league level. The Bowmen of Adel, shooting with longbow and modern bows, have 60 members with a junior section. Details from Nick Beeson tel. 01943 609699

The Adel Sports & Social Club has a flourishing membership.

There is a Bridge Club and a Drama Group, Adel Players, who regularly perform plays and musicals. The Memorial Hall may be hired for parties. Geoff Moore tel. 0113 261 2998.



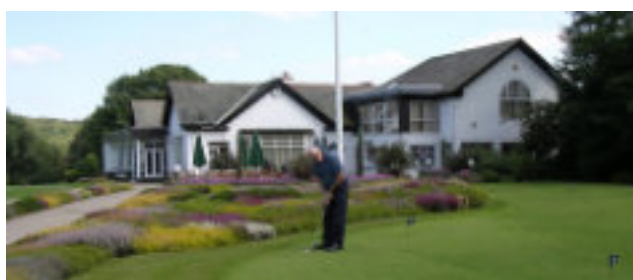
Community Life

13. Athill Women's Institute has 60 members. They have monthly meetings and have a local



walking group and luncheon club. Contact Margaret Whitaker for details on tel. 0113 261 1363

14. Adel Ladies Luncheon Club have 100 members. They meet monthly at Castle Grove. Details from Muriel Huntley tel. 0113 230 1584



Club House, Back Church Lane, Adel

15. Headingley Golf Club, founded in 1892 is the oldest golf club in Leeds. Originally laid out as a nine hole course on the Beckett Estate off Spen Lane, the club moved to its present location in Back Church Lane, Adel in 1906. The 18 hole course was constructed on undulating land which once formed part of a Roman Settlement. The course has recently been lengthened giving two additional par five holes which were officially opened by HRH The Duke of York in 2004.

The club has a membership of 700 and with extensive catering facilities, golf shop, professional tuition and practice ground plays host to many top Yorkshire amateur and professional events as well as welcoming visitors and corporate golf parties.

16. Sporting facilities can be found at the council managed **Bedquilts Recreation Ground**, Adel Lane, which hosts football, rugby and cricket from all Leeds areas. The east part of this area is owned by Leeds University, the rest is owned by Leeds Metropolitan University, and the Playing Fields Association.



Bedquilts Recreation Ground

17. Leeds University Halls of Residence, **Bodington Halls** are between Adel Lane and the A660 Otley Road and have extensive sports grounds. The Halls are named after Professor Nathan Bodington. Exhibitions and conferences etc are held here outside term times.

18. Waylands Community Hall Brick- built by Leeds City Council in the 1970s as part of the Wayland Sheltered Housing. Used for community meetings and for activities for the residents. Photo shows Adel Youth Group performing a Mummings' Play at the residents' Christmas Party.



Photo shows Adel Youth Group performing a Mummings' Play at the residents' Christmas Party.



19. Lawnswood Arms was built on the Otley Road in the 1930s, in mock Tudor style, with white plaster and timbering and with a 'Winter Garden'. The pub has been enlarged with party rooms and extended car park and children's play garden. The plaster has recently been painted a strong mustard colour and floodlit.

20. Jarvis Ramada Parkway Hotel on Otley Road and **Cookridge Hall** on Cookridge Lane offer a sports and leisure club. The Jarvis has 118 bedrooms and is used for events/wedding parties.

21. Cookridge Hall Golf & Country Club has an 18 hole championship course, floodlit driving range and two beautifully restored 17th century buildings housing the golf clubhouse and a health and fitness club.

22. Holt Park Centre is adjacent to the Adel area. It offers indoor sports facilities which include a swimming pool. The centre with library, optician, chemist, fish & chip shop and supermarket also has a Medical Centre, Ralph Thoresby High School & John Sowerby Theatre, and **High Farm Public House**.



23. Holt Lane Children's Play Area is next to the Chestnut Estate. There are seats and lovely views.



Community Life

24. Law and Order

The Pudsey & Weetwood Police Station of West Yorkshire Police is close to the south boundary of Adel and is responsible for the maintenance of law and order in Adel.



The most common crimes in Adel are burglaries, vandalism and the theft of cars and of possessions from cars, houses and garages. There are several **Neighbourhood Watch** Schemes which help to reduce crime. The level of crime is low in the Adel area.

- **73% of respondents were concerned about crime**

The Neighbourhood Watch Liaison Officer can be contacted on tel. no. 0113 241 3441

Local Helpdesk (24 hours) 0113 241 3459
Noise Nuisance (24 hours) 0113 240 7361

West Yorkshire Police hold Police Surgeries in Adel Stables each month 7-8pm on the 4th Tuesday of each month: tel. 0113 239 5024. There are Neighbourhood Watch co-ordinators in the following areas: Adel Lane, Derwent Drive, Dunstarn Drive, East Causeway Crescent, Kingsley Drive, New Adel Gardens, Stairfoot View, Towers Way, Wayland Drive.

The **Adel Secure Unit** for young offenders is on Adel Eastmoor with an access road from Sir George Martin Drive.

The former Reformatory, next to the Secure Unit, is awaiting redevelopment.



Eastmoor Reformatory built 1857

The spatial analysis of the survey showed that 66% of those living in **east Adel** chose the **playground** as a future development. There is already a children's play area on Holt Lane close to the west boundary of Adel, next to Cookridge Hall.



Gated play area, Holt Lane



Evening activities take place in the Stables for Brownies & Youth Group

Community Life Recommendations

- The recreational areas cater for a wide variety of sporting and recreational activities. These should be protected and their use promoted.
- Improved facilities should be provided for older children in the area. Funding for a part-time Youth Leader with Bramhope Youth Group for joint Adel/ Bramhope Youth activities, visits, debates etc should be sought.
- There should be a safe, gated play area for younger children, with seats close to Adel St John's Primary School car park on the corner of the Bedquilts Recreation Ground.
- There should be provision of street lighting along Back Church Lane to encourage east Adel residents to walk to evening activities at Adel Stables and at Adel Memorial Hall.
- The Community Policing team should be proactive in establishing more Neighbourhood Watch groups.

Adel as a Workplace



Government Ministries

Employment

The largest employers in Adel are the government ministries on the A660 near the Esso service station. 170 people work at the Dept. of Work & Pensions, another 600 work for the Department of Environment, Food and Rural Affairs, with another 300 in related service businesses. These are low buildings with a short life. Replacement buildings could have considerable impact, visually and practically as this is such a large site and employer. Future buildings on this site should fit suitably with the surroundings. Consultations with local residents would be required.

There are jobs at Bodington Hall, in local schools, services, shops and in Mone Bros Black Hill Quarry. Local sandstone is still in demand for buildings and gardens. Jobs in farming are decreasing, some fields are being used for stables and grazing as the interest in horse riding as a leisure pursuit grows.

Leeds Bradford International Airport is only three miles away and continues to expand providing employment opportunities. With the growth of communication technology, more residents are now working, at least part of the time, from home.

- **82% of respondents valued access to the City & Airport**

There is one General Store & Newsagents in east Adel, Adel Wood Stores on St George Martin Drive. This is valued by residents, particularly those who live in the Waylands Sheltered Housing. The Medical Centre and Chemists Shop are next to St John's Primary School on Long Causeway.



Adel Pharmacy & Medical Centre, 141 Long Causeway

In west Adel, commercial properties are spread out along or close to the busy Otley Road A660 which divides Adel.

Most shops are on the west side and suffer from lack of parking space and **the difficulty of crossing the main road**, especially near to the Post Office.

In the survey, when asked about future developments, the most popular choice was a new pedestrian crossing on the **A660**

In recent years there has been the loss of greengrocers and bakers and an increase in takeaways. This suits passing trade and younger residents who tend to use more takeaways. Some residents would prefer to buy fresh produce locally.



Otley Road Pedestrian Crossing by Nat-West Bank

- **68% of respondents were concerned about change of use of local shops.**

31% added extra comments on the survey forms and expressed concern about litter from takeaways left on streets and in summer on the playing fields. Respondents' ideas for the future included a greengrocers and a small traditional pub.

The traditional New Inn is in the parish but outside the central area for the survey. It is too far to walk to the New Inn for most residents. The Lawnswood Arms, on the A660, is often used for functions.

Shops and services in Adel include:

optician, dentist, chiropodist, accountant, solicitor, estate agents, residential home, bank, post office/ co-op store with small bakery & some fresh produce and butchers, building society, medical centre & chemist, off-licence, takeaway food outlets, café, pub, hotel, funeral directors, petrol filling station & shop, hairdressers, beauty salon, vet, children's nursery, and restaurant.



Adel as a Workplace

Proposals that would result in significant harm to or the loss of public facilities such as the Post Office, will be discouraged unless there is clear evidence that their value is outweighed by the community benefits of the development proposed.



Adel Post Office

Work place Recommendations

- Adel Post Office must be supported by local residents, if it is to be retained.
- A new pedestrian crossing on the A660, near Adel Post Office would assist in this.
- Adel shops provide a valuable service to the community. A reduction in the variety and number of shops should be resisted.
- Adel is primarily a residential community. Large commercial enterprises are unlikely to be appropriate in Adel.
- Extensions to existing commercial properties should seek to blend in with their surroundings.
- Loss of employment land generating more traffic movements to workplaces elsewhere is undesirable.



Adel Pizza, 431 Otley Road

Access and Mobility

In the 1870's, Adel was served by four horse-drawn buses a day from Headingley. By 1912, a motor bus ran from Headingley via Weetwood Lane and Adel Lane to the Golf Club on Back Church Lane. In 1914 the extension of the tram route from Headingley to Lawnswood Cemetery provided cheap and frequent transport between Adel and Leeds for employment. It also enabled Leeds residents to visit the cemetery and Adel Church, or enjoy a walk in Adel Woods and the countryside.



Stairfoot Lane - Sunday walk

A petrol-station garage at St Helen's Lane opened in the 1920's. Buses have been running on the Leeds-Otley route from the 1930's.



Otley Road/St Helen's Lane junction

Highways and Traffic

In the questionnaire, residents were asked "What concerns you about living in Adel?" They were asked to choose one or more from a list of nine items (or write in other concerns).

- 81% of respondents selected **traffic**
- 77% of respondents selected **rat-runs**
- 72% of respondents selected **parking**

Access and Mobility

Adel is linked to the centre of Leeds by the Otley Road, A660. This was laid out before the Second World War to improve access to the towns and villages to the north. Private cars predominate, particularly at peak hours, but there is also a considerable amount of commercial traffic.

The volume of private cars is increased during peak hours by the amount of traffic entering Adel from the north-east. Vehicles enter Adel either at the dangerous Five Lane Ends junction or via the narrow, winding Stairfoot Lane, which still has a rural character. Access to the A660 from the east is limited to two points, both of which are a source of major congestion.

There is a traffic light at the junction with Farrar Lane. Some of this traffic then uses the narrow streets to the west as a rat-run to gain access to the Otley Old Road and thence the Ring Road. New Adel Lane is often congested. The junction with Holt Lane on the west is another source of congestion with traffic attempting to turn right. Again, the narrow streets parallel with the Otley Road are used as rat-runs.

There is a dual carriageway section of the A660 immediately to the south of Adel and the speed-limit of 40mph is maintained along the next single carriageway section north through Adel until the housing ceases at Kingsley Drive.

On-Street Parking

Parking by residents on the pavement adjacent to the flats between New Adel Lane and The Crescent impedes the traffic flow on this section of the A660. Buses also have difficulty stopping here. Parking outside and around the Co-op store, at the junction with The Crescent, is a further source of congestion and a potential hazard to traffic coming up and down The Crescent.

The bus stop is frequently blocked by cars or large vehicles, including the Co-op's own delivery vans which are too large to park either in the designated parking or on The Crescent.

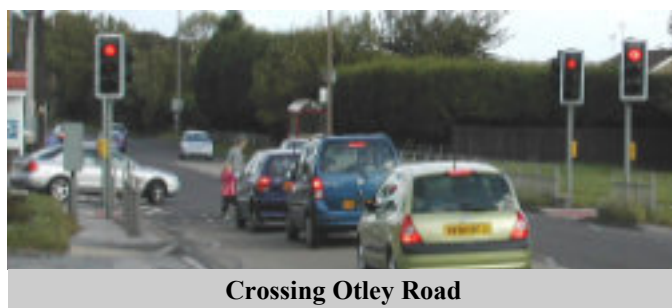
The amount of parking space outside the shops and businesses between Farrar Lane and Holt Lane is inadequate despite the replacement over the years of the large grass verges by hard-standing.

The two major north-south thoroughfares on the east side of Adel, Church Lane- Adel Lane and Long Causeway-Sir George Martin Drive lead to the traffic lights at the junction with the Ring Road. Church Lane is relatively narrow and the junction with Adel Lane congested at peak hours. Both roads are heavily used by private cars both from within and outside the neighbourhood at peak times.



Church Lane/Farrar Lane

In addition to traffic continuing onwards from Stairfoot Lane and Five Lane Ends, cars from Bramhope rat-run along Church Lane and Adel Lane to and from the Ring Road



Crossing Otley Road

Grass-verges

- **89%** of respondents valued grass verges

Many of the streets in the neighbourhood have substantial tree-lined grass-verges. These verges, which contribute greatly to the garden suburb character of the neighbourhood are more highly valued in some areas than others. Residents and visitors to the Redesdales use the street for parking as these flats do not have driveways to their doors.

In contrast, within the Cookridge Gardens Estate, where many home owners have large drives and others have completely paved their front-gardens, large stones have been placed as a deterrent to protect the verges from damage by heavy wagons in particular attempting to negotiate the narrow roads with parked cars.

Pedestrians

- **68%** of respondents wanted an **additional crossing** on the A660

A combination of factors is making Adel a less pedestrian-friendly neighbourhood. These include traffic density and speed and on-street, and in some cases on-pavement, parking. There is a single pedestrian controlled crossing on the Otley Road midway between Holt Lane and Farrar Lane and two pedestrian refuges further south.

Access and Mobility



Adel Lane/St Helen's Lane - dangerous junction

Traffic Flow

The future pattern of traffic flows is dependent on a number of unknown factors. These include the outcome of the A6120 (Ring Road) study, the future configuration of the Holt Park Centre (Asda and Ralph Thoresby school) and the possible creation of a park-and-ride on the site of the Bodington Hall playing-fields. The ability of the existing roads to absorb further housing developments is very limited.



Otley Road Bus Stop



Otley Road/New Adel Lane



Otley Road/Church Lane junction

Street Clutter

There is a proliferation of signs along Otley Road A660. The A660 is one of the main northern approaches to Leeds. It is an attractive route from Otley with fine views. The section through Adel should not detract from the positive image of Leeds: street clutter of signs and ad hoc alterations should be improved.



Bus Shelter, Otley Road, Nat-West Bank



Long Causeway, 28 Bus

Access and Mobility

Road Furnishings

There has been a welcome increase in the number of litter bins but more are needed, for instance at the bus stop opposite the telephone exchange.

Bus shelters are the standard metal and glass type provided by West Yorkshire Metro.

Roadside seats near Adel Church main gate and near the Post Office are well used.

The old wooden seat round the tree at the junction of Long Causeway/Adel Lane is valued and needs to be kept in good repair.



Miss Ford's Seat

Transport

56% of respondents wanted a **better bus service**, especially those living in east Adel which is served by the No. 28 bus.

Residents of Adel living within walking distance of the Otley Road are well-served by public transport. The 'bendy-bus' No.1, to and from Holt Park to Leeds City Centre, runs at 10 minute intervals during the working day and is well-used.

In addition there is the limited stop service to and from Otley, Ilkley and Skipton which runs every 20 minutes. The efficacy of this service leads to on-street parking by commuters from outside the district. On-street parking may well increase if the use of the car park at Holt Park centre (owned by Leeds City Council) is curtailed. Future development should be monitored with a view to providing either a park-and-ride at Holt Park and/or a residents parking permit scheme.

With the demise of the Leeds Supertram project, the Council is currently reviewing its public transport policy with METRO. This will include re-consideration of the proposal to create a park-and-ride facility on land by Bodington Hall.

The nearest railway station is at Horsforth, 3 miles from the centre of Adel. Parking at Horsforth is overstretched and therefore rail travel to Leeds or Harrogate is not seen as a viable option by residents.

The proximity of Leeds-Bradford airport is seen both as added advantage to Adel and a potential threat to its relative tranquillity if the amount of air-traffic increases.

Access and Mobility Recommendations

- a. No large-scale developments, including flats, should be permitted unless it can be demonstrated that any increase in traffic flows and parking can be satisfactorily absorbed.
- b. Consideration should be given to the introduction of 30mph speed limits on the A660 from the entrance to Lawnswood Cemetery until Kingsley Drive, and also on Back Church Lane and Church Lane as far as the junction with Back Church Lane.
- c. The rural character of junctions such as Five-Lane Ends and roads such as Stairfoot Lane should be preserved.
- d. The existing pattern of tree-lined grass verges should be maintained. Trees which are removed due to disease should be replaced in the next planting season as a matter of course and further trees should be planted where space permits. Damage to grass-verges by parking and over-running should be promptly repaired and enforced by introduction of bollards.
- e. There should be a campaign to encourage more people to walk to shops and other facilities rather than use their cars and to initiate school travel plans.
- f. A signal controlled pedestrian crossing should be placed immediately south of the Otley Road-The Crescent junction to serve the shops and the post office.
- g. The timings of the traffic lights at the Otley Road - Farrar Lane should be adjusted to give better pedestrian priority and crossing times.
- h. The overall number of signs and posts along the A660 should be reduced to a minimum by shared use and removal of redundant signs whenever possible.



Five Lane Ends