







Understanding Menston

- 2.01 *Purpose, method and extent*  
In order to understand the scale, location and type of development that can be accommodated by both the Derry Hill and Bingley Road sites it has been necessary to look in some detail at both the character and content of the sites themselves as well as the wider context of the village and its landscape setting.
- 2.02 Both of the sites, and their context, were the subject of a number of physical surveys which identified characteristics which help to contribute to the sense of place. In addition existing documents which describe what is important about the character of Menston and that suggest how new development should learn from this have been reviewed. Finally public consultation with the community of Menston has identified what local people wish to see in new development.

Menston Context

- 2.03 *Location*  
Menston is situated just under 10km to the northeast of Bradford city centre and about 16km to the northwest of Leeds within the attractive valley of the River Wharfe. Much of the village is situated on gently sloping land that reaches between 100 and 200m above sea level. The A65 links Menston to Leeds and Ilkley by road and this is located immediately to the east of the village. A mainline rail service connects Leeds, Bradford, Ilkley and a number of smaller stations.
- 2.04 *Description*  
Menston is an attractive largely residential settlement with a population of around 5,500. The historic core of the settlement is covered by a Conservation Area and contains a diverse range of stone buildings of various ages. Much of what is thought of as Menston style architecture is mid to



a Hargrave Crescent  
b Dick's Garth Road



Key

-  Rivers and canals  
 Urban area  
 Railways  
 Railway stations



- a Bingley Road  
b Walker Road  
c Menston Village Centre  
d Menston Village Centre

late C19th domestic development which is concentrated along the length of Main Street in a number of highly visible clusters. The post war expansion of Menston has dramatically increased the physical and population size of the village. Each period of development activity is represented by a distinctive architecture that represents the economic, policy and design drivers of its day. Generally however most post war development within Menston is characterised by low densities and the use to some degree of natural stone as a facing material (often in a limited manner). The presence of the school, shops, library, railway station and other amenities all help to make Menston a vibrant, desirable and potentially sustainable place to live.

#### *Historic Development*

- 2.05 Menston was first recorded when it became a separate Manor held within the feudal estate of the Archbishops of York. The settlement was also mentioned in the Domesday Survey of 1086. Fairfax Hall was built during the mid 1600's and was home to the Fairfax family for much of the C17th and C18th. It is thought that during the English Civil War Cromwell met with his officers at Fairfax Hall prior to the Battle of Marston Moor.

- 2.06 During the C18th domestic scale textile production began to expand within Menston helping to transform the village from a disparate collection of farmsteads and cottages into a more cohesive settlement. By the mid C19th textile manufacture within the village had become more organised and had become a major industry. New mills were constructed around the periphery of the village which led to a growth in its population. This in turn led to a growth in housing development within the village.

- 2.07 The arrival of the railways and the development of the High Royds Hospital during the mid to late C19th both had a profound influence on the growth and character of Menston.

## Menston Supplementary Planning Document Menston Context

### 2.08 *Landscape and Topography*

The Wharfedale Landscape Assessment produced by BMDC during 2000 classifies the land to the south of Menston, including the Derry Hill and Bingley Road sites as Wharfedale Enclosed Pasture. This landscape is characterised by:

- Located on north facing slopes
- Located on undulating and occasionally steep slopes
- Small streams and springs flow through the pasture areas
- There are no large woods but scattered trees and small copses
- There are isolated farmsteads and residential properties
- Field boundaries are mainly dry stone walls but hedges and fences are also present

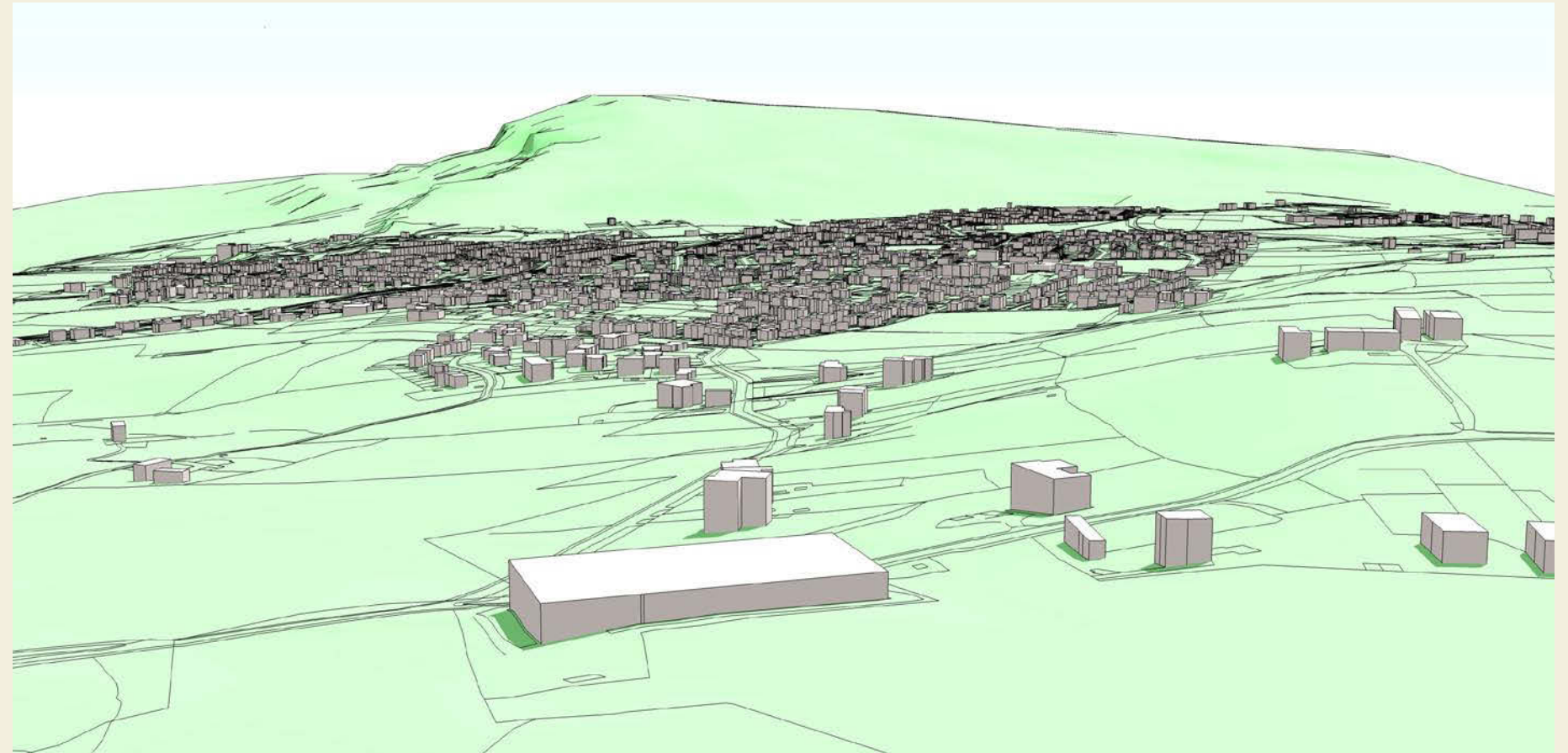
- 2.09 The assessment notes that the quality of enclosed pasture has declined in the Menston area with traditional grazing being replaced by horse grazing. This has led to the introduction of post and wire paddocks as well as changes in vegetation.

- 2.10 Policy guidelines relevant to the Bingley Road and Derry Lane sites contained within the assessment are as follows:

- Prevent the spread of development which would destroy the identity of Menston
- Keep settlement edges neat and discreet and utilise a framework of tree planting
- The landscape has the capacity to accommodate small pockets of residential development in a parkland setting
- On-site and off site planting may be required to absorb the development into the landscape
- Associated infrastructure would need to be carefully considered



- 2.11 The former location of Menston on the sloping southern edge of Wharfedale contributes to the character and identity of the village. The relationship between the built fabric of the village and the surrounding landscape is strengthened by the ever present views of the surrounding landscape and in particular the ridge to the south, as well as the Chevin to the east. Main Street, which is the principle route through the village, follows the contour line. Most historic routes and many others either follow contour lines or run at 90 degrees to them. The historic field boundaries have influenced morphology of the village and in many cases have helped to establish both the orientation and location of development and routes.
- 2.12 Pasture land rises gently from the south of Menston towards Hawksworth Moor, and from west towards Ilkley Moor. It is here that both the Derry Lane and Bingley Road sites are located.
- 2.13 High Royds Hospital is located to the southeast of the village and to the south of the Bingley Road site within an extensive open parkland setting characterised by the distribution of mature trees. The High Royds Estate is registered as a *Historic Park and Garden* by English Heritage. The Bingley Road site lies opposite the *Historic Park and Garden* and it is therefore important that any pre-existing views from this designated landscape are retained in relation to it.



Topographical context 3d model – aerial view looking east



Topographical context 3d model – aerial view looking south west





- a Barn Close Shops
- b Menston School
- c Former national school
- d Riven faced grit stone

## Menston Supplementary Planning Document

### Menston Context

#### Surveys

2.14

##### Introduction

Both the Menston Conservation Area Appraisal (BMDC 2003) and the Menston Village Design Statement (2001) provide a considerable amount of detailed information on the character and identity of the village. This document is however not focused on Menston as a whole but the two sites on the southern edge of the village. The survey work carried out as part of this study has therefore focused on the content and character of the two sites as well as that part of the village that forms the context of the sites. Both the Menston Conservation Area Assessment and the Menston Village Design Statement learn from existing development within the village and use it to provide design guidance for new development. The surveys undertaken as part of this study have similarly been used to inform the design guidance.

#### Menston Surveys

2.15

##### Character

The historic core of Menston helps to define the character of the village but only covers a small area relative to the scale of the village as a whole. The historic core has a dense and cohesive feel which contrasts with the suburban character of much of the village. It is suburban housing of relatively low density which dominates the setting of the two sites. Menston has a distinct edge representing an unambiguous division between village and countryside; particularly to the south, adjacent to the two sites.

2.16

##### Morphology

The historic core and much of the C19th development follows the original street pattern along Main Street. Late C19th and some C20th development has been influenced by field boundaries both in terms of orientation and plot divisions. Inter war and late C20th development tends to be low density and generally ignores the patterns established by earlier development.



Croft Rise



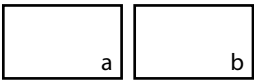
Menston Village Centre



Materials

2.17

The historic core of Menston is constructed from gritstone with many older buildings having stone roofs. There is considerable variety in the way in which stone is dressed and bonded within the village. The post war use of stone often lacks the care and attention to detail that is characteristic of earlier stone usage. Much post war development is constructed from brick, occasionally using feature stone elements. Reconstituted stone has been used on recent developments and generally fails to create the illusion of real stone.



a St Peter's Court  
b Menston lodge

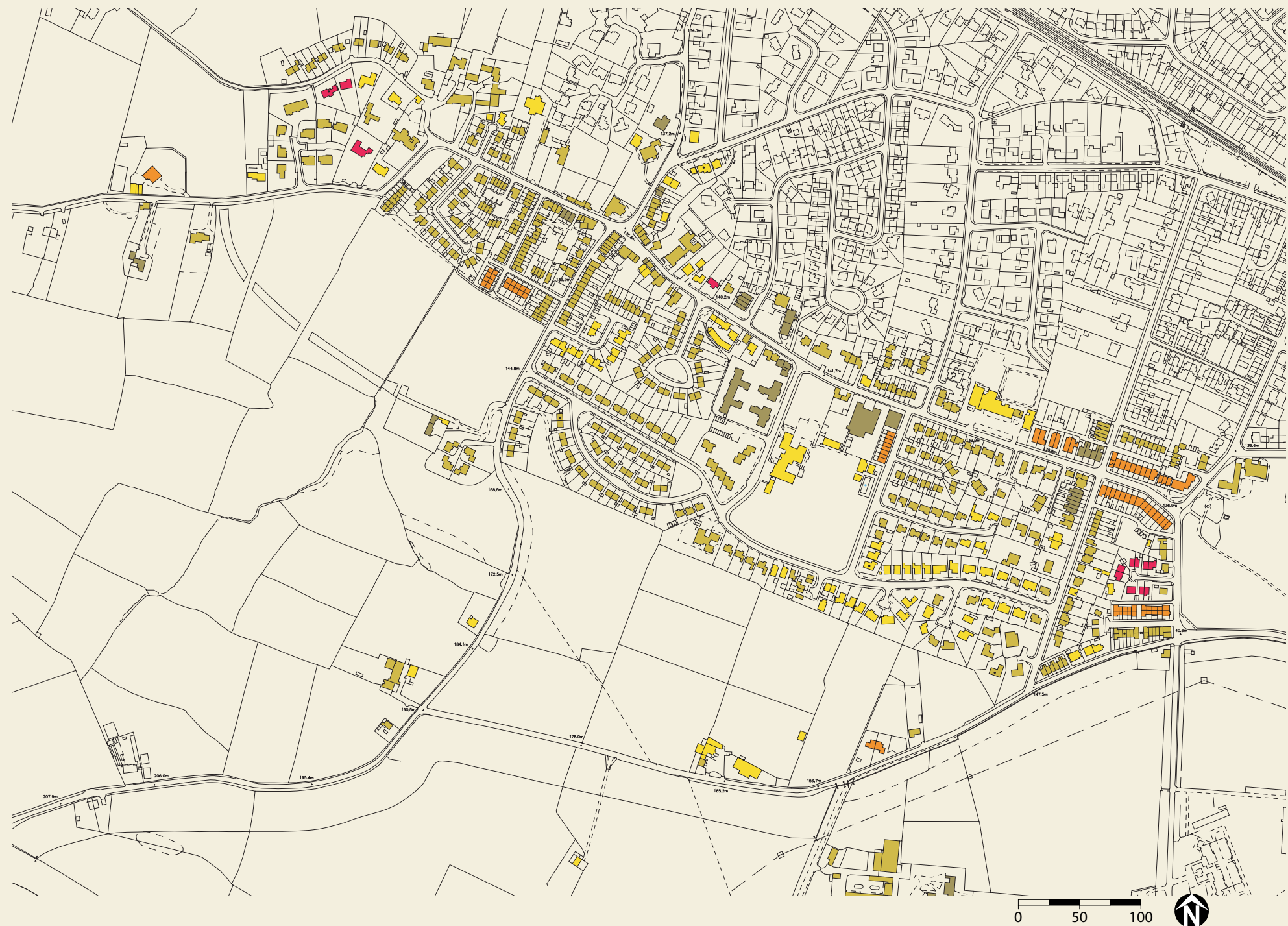


- Key
- Brick
  - Stone
  - Render
  - Stone / Render
  - Render / Brick
  - Brick / Stone
  - Stone / Brick / Render



## Heights

2.18 Menston is dominated by two storey properties although there are a large number of loft conversions and some three storey properties. Menston has a large number of single storey bungalows many of which are close to the Bingley Road site. New development at St Peter's Court represents an unusual cluster of three storey accommodation.



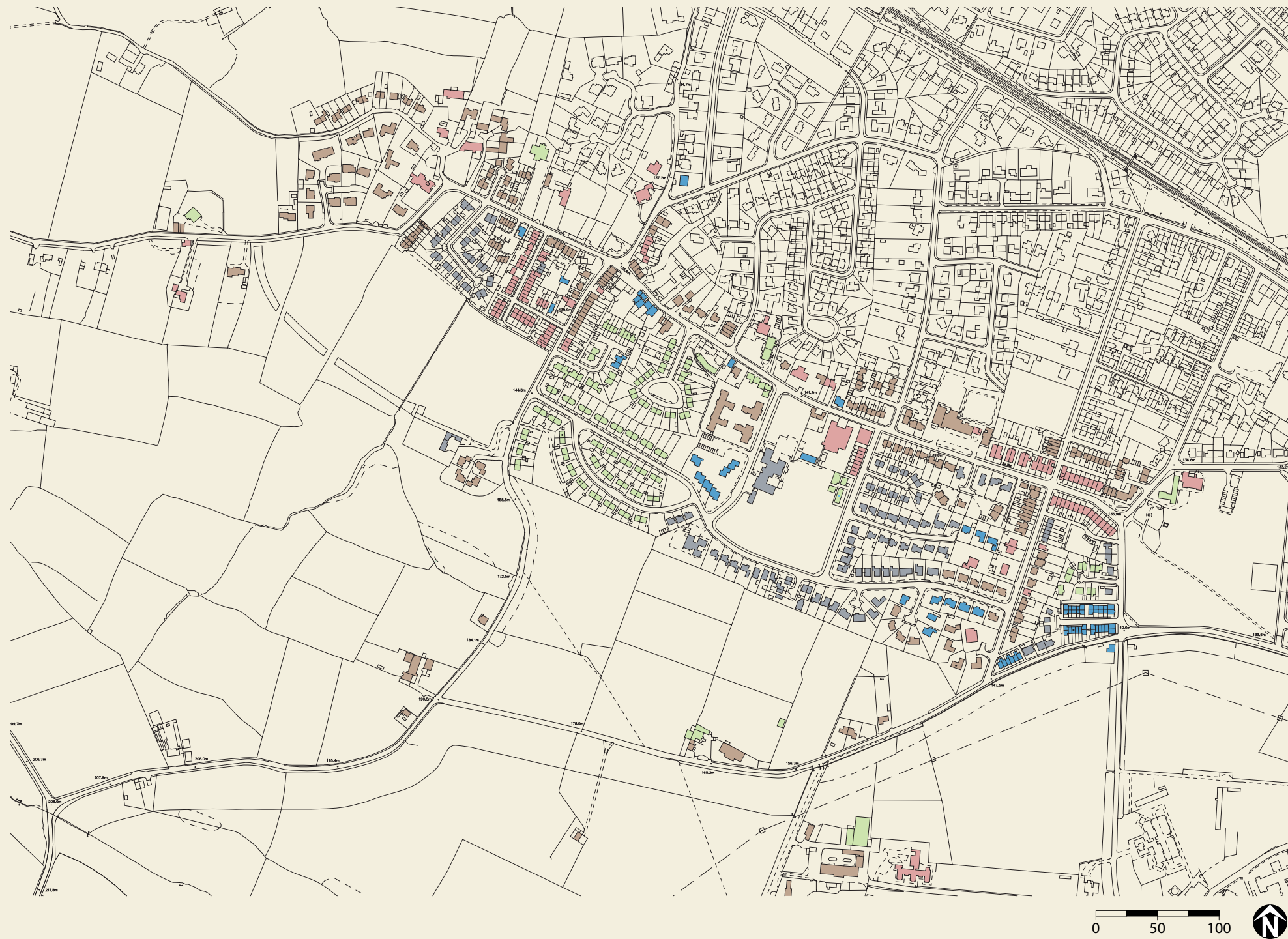
## Building Heights

1 Storey	4 Storey
2 Storey	1.5 Storey
3 Storey	2.5 Storey



Architectural Quality

2.19 The village benefits from a large number of high quality, late C19th and early C20th residential properties. These are distributed throughout the village although there are clusters. The Conservation Area, which covers the heart of the village, contains many of the village's older and more attractive buildings. Building quality throughout the village varies considerably with much post war housing being architecturally modest and in some cases poor.



Key

1	4
2	5
3	

5 is high and 1 is very low



### Uses

- 2.20 Menston is a largely residential village with a large retired population. Many residents commute to Leeds and elsewhere in West Yorkshire. Commercial uses including retail, pubs, businesses and services tend to be clustered at intervals along Main Street. The village has a primary school, library, community and sports facilities. Agricultural land uses abut residential areas.



### Land Use

- Retail
- Community
- Education
- Residential
- Vacant



**Townscape**

- 2.21 The townscape composition of central Menston is positive and attractive. This results from undulating or sloping topography, the relationship between buildings and trees, views to the countryside beyond the village and the variety of buildings set within a cohesive framework.



**Public Realm and Landscape**

- 2.22 Mature woodland trees are found individually and in groups throughout the village and many important views into and out of the village feature large deciduous trees. The relationship between trees, spaces and buildings is a distinctive feature of Menston and helps to define the character of the place.



**Architecture**

- 2.23 The mid to late C19th development is often found in terraces (although there are some grand villas and large semi-detached properties from the same period) and are generally located on well connected streets. Inter war and post war housing is generally semi-detached with generous gardens often on cul-de-sacs. Much late 20th development is detached and often located on courts. Early C21st development at St Peter's Court represents higher density development with town houses and apartments.



**Boundaries**

- 2.24 Within the heart of the village boundaries are generally built from natural stone. Natural stone boundaries vary considerably in terms of coursing, finish and height. Other boundary treatments including hedges and timber fences are found throughout the village including within the historic core. Some late C20th developments within the village lack physical boundaries between public and private space.





**Site Survey - Derry Hill****Area – 5.44 Hectares**

- 2.25 **Topography** – The site slopes down south to the north. There is an east- west cross fall. The site reaches a height of just over 160m above sea level along its southern boundary.
- 2.26 **Landscape** – The site forms part of Wharfedale’s southern valley side. It is currently covered by pasture and contains a number of trees that line Moor Lane and help define the historic field boundaries. New tree planting has been established and now forms the southern boundary to the site. Prominent groups of trees are located close to the site.
- 2.27 **Field Boundaries** – Most of the historic field boundaries survive. These are defined by hedges and fencing. The boundary to the south that encloses the new tree planting is recent. The site also contains evidence of historic agricultural remains as the earthwork remains of ‘ridge and furrow’ cultivation survive within this field. An archaeological assessment and recording will need to be undertaken prior to development by the West Yorkshire Archaeology Advisory Service.
- 2.28 **Adjacent Development** - To the south and west of the site there are a number of large isolated properties that overlook the site. West Winds is a small group of late C20th detached stone built houses accessed from Moor Lane and adjacent to a number of earlier detached properties. To the east of the site the post war Council built semi-detached properties on Derry Hill and Derry Lane overlook the site. These have a similar character to the houses located to the north of the site on Moorfield Avenue. The properties adjacent to the site to the north of the dog leg on Moor Lane and along Walker Road are late C19th terraces.
- 2.29 **Views** - There are good views of the site from Derry Hill, Derry Lane, Moor Lane, Moorfield Avenue and Dick’s Garth Road. From the southern edge of the site there are views across Menston.
- 2.30 **Access** - Vehicular access to the site is currently via Moor Lane and Derry Hill. These access points would be inadequate for residential traffic and would have to be improved and/or supplemented with additional access points.
- 2.31 **Rights of Way** – A public footpath crosses the northern perimeter of the site and links Derry Lane to Moor Lane.
- 2.32 **Other Features** - There is evidence of ponding along the northern site boundary and a small stream runs along the field boundary that runs parallel to Derry Hill. A power line crosses the site and a phone line runs along the site boundary parallel to Moor Lane.



Derry Hill – site aerial view



Derry Hill site – view towards north-west



Site Survey - Bingley Road

Area – 6.22 Hectares

- 2.33 **Topography** – The site slopes down from the Derry Hill-Bingley Road junction in the southwest to the northeast corner of the site. The site reaches a height of just over 160m above sea level.
- 2.34 **Landscape** – The site forms part of Wharfedale’s southern valley side. It is currently covered by pasture and contains a number of freestanding trees. Prominent groups of trees are located close to the site.
- 2.35 **Field Boundaries** – Some historic field boundaries survive, some built from stone, others defined by hedges and fencing. Some field boundaries also appear to be recent. The site also contains evidence of historic agricultural remains as the earthwork remains of ‘ridge and furrow’ cultivation survive within this field. An archaeological assessment and recording will need to be undertaken prior to development by the West Yorkshire Archaeology Advisory Service.
- 2.36 **Adjacent Development** - The site contains the isolated New House Farm to the south which is accessed from Bingley Road. The housing adjoining the site to the north located along Hawksworth Drive is late C20th, low density (including bungalows) and has a suburban quality. Home Farm and the High Royds development are located to the south of Bingley Road.
- 2.37 **Views** - There are good views of the site from St Peter’s Way, East Parade and elsewhere within the village. From the southwest corner of the site there are views across Menston.
- 2.38 **Access** - Vehicular access to the site is currently via Bingley Road. This access point would be inadequate for residential traffic and would have to be improved and/or supplemented with additional access points
- 2.39 **Rights of Way** – A public footpath crosses the fields to the south west of the site
- 2.40 **Other Features** - There is evidence of ponding along the northern site boundary. A power line clips the southwest corner of the site.

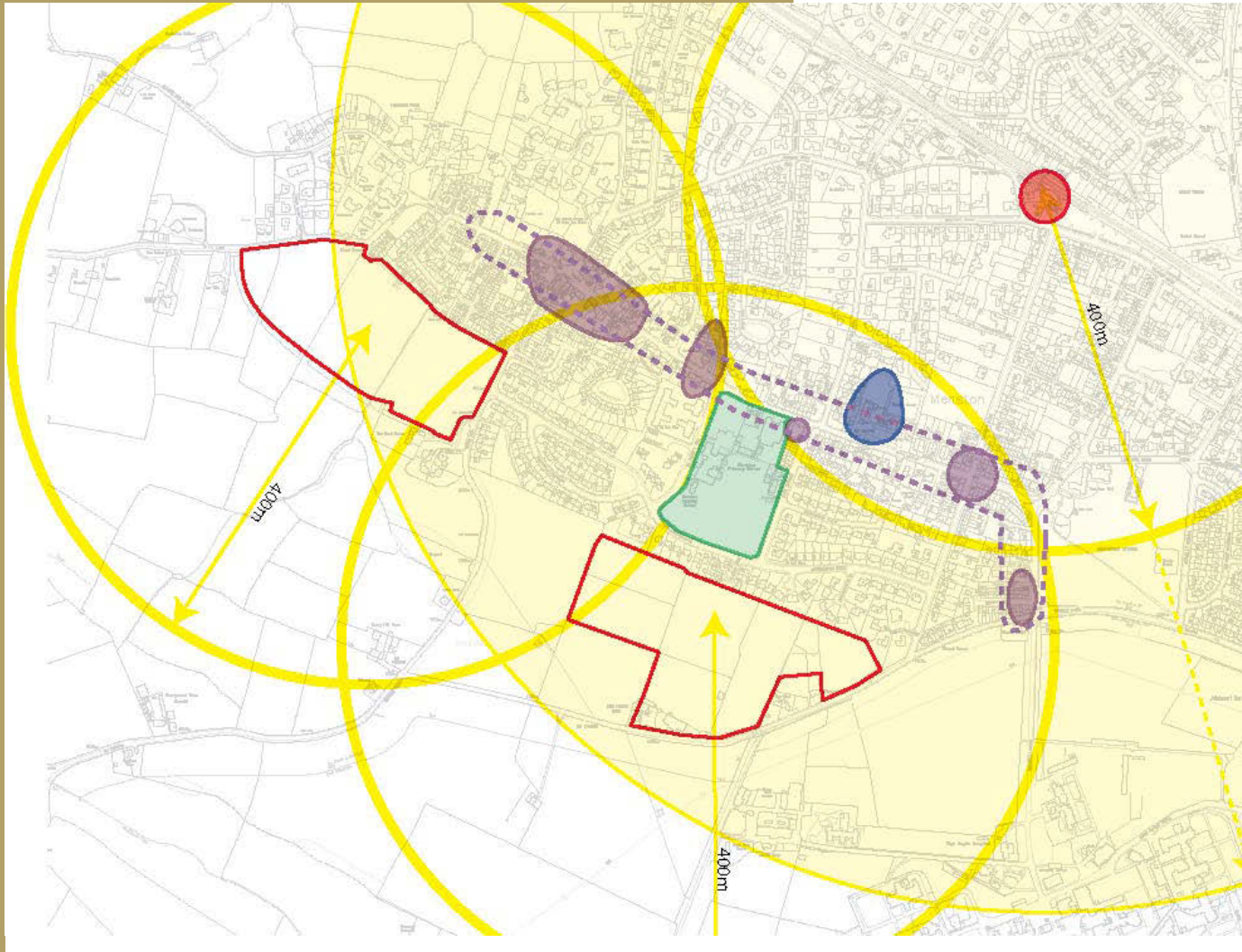


Bingley Road – site aerial view



Bingley Road – in the context of adjacent fields and housing



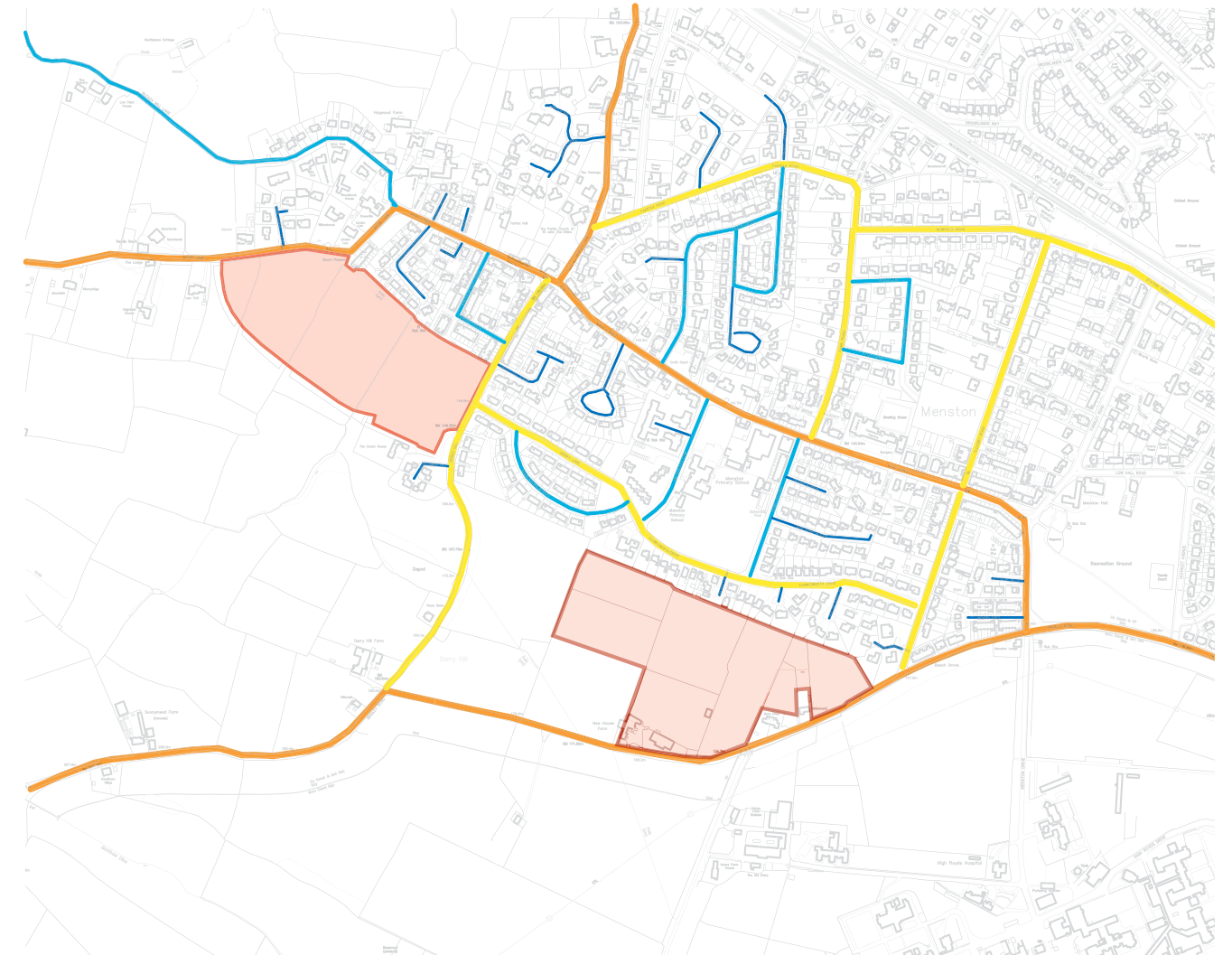


#### 2.41 Walking Times

Most of the existing amenities within the village are within a notional 5 to 10 minute walk from the two sites. The railway station is located to the north of the village centre but would be no more than a 15 minute walk from the two sites negating the need for car usage. This is based upon average walking speed, for the average person, under average circumstances and has been verified as such. Thus the Meadowcroft access point has been judged to be ten minutes walk from the station, whereas the Derry Hill access point is 15 minutes. Distance is shown as the crow flies, however walking times are actual.

#### Walking Distances

- Main Street
- Retail
- Community
- Education
- Railway Station
- Walking distances (400m - 5 mins)
- Walking distances (800m - 10 mins)
- Site



#### 2.42 Movement Network

The historic street pattern of Menston is well connected and is legible with a clear underlying grid structure. The post war housing development within the village has been dominated by introverted cul-de-sac and court development.

#### Highways

- Principle Local Route
- Village Connector
- Neighbourhood Connector
- Cul-de-sac / Court
- Site