

Menston Neighbourhood Plan

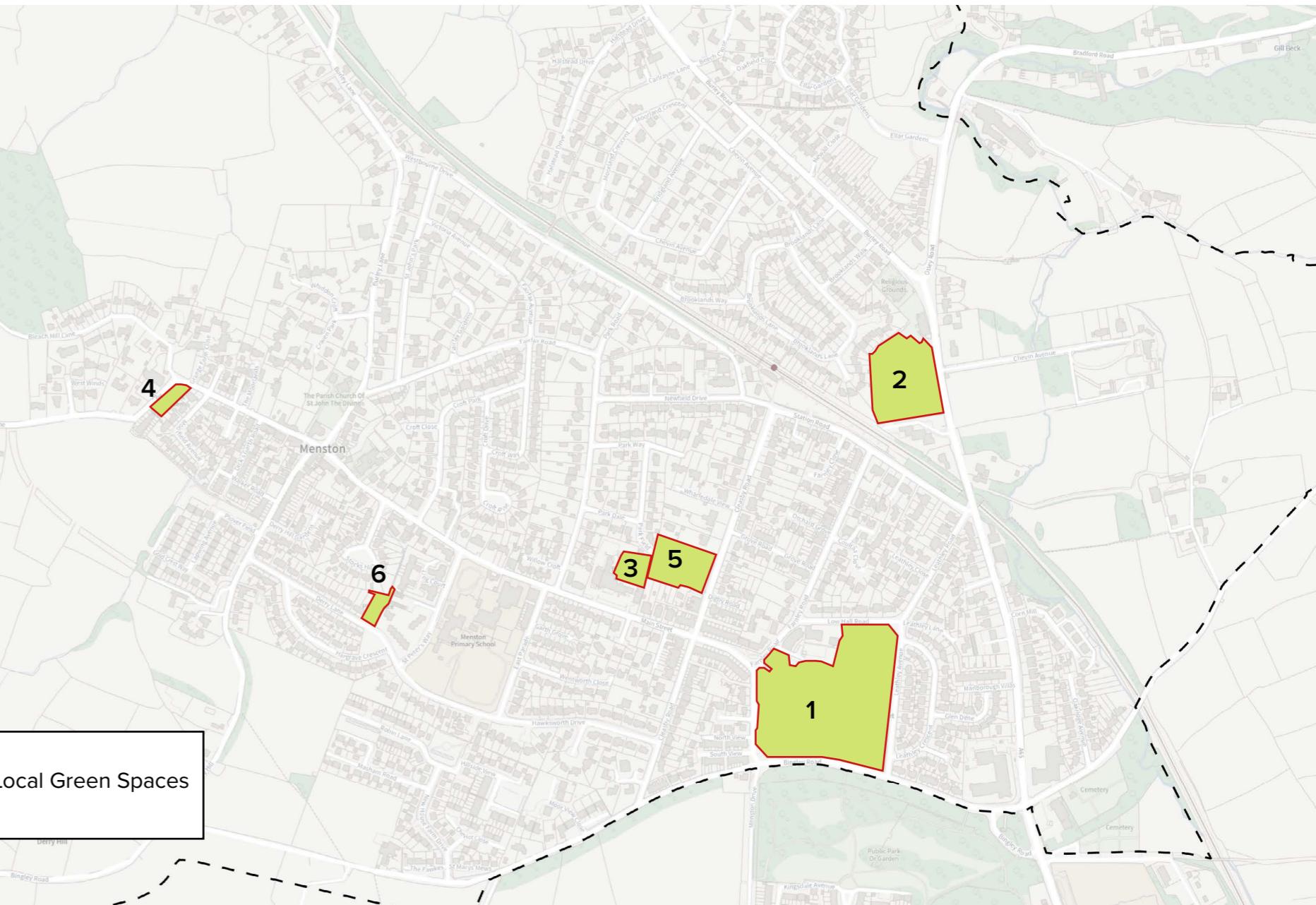
Evidence Base

Appendix

APPENDIX

1. Local Green Space assessments
2. Heritage assessment form

Map of Local Green Spaces



Summary: Table showing local green space assessment

LOCAL GREEN SPACE ASSESSMENT: 1	
Site name & reference number	Menston Park - 1
Location	Bingley Road / Leathley Avenue
Size (hectares - ha)	3.3 ha
Proximity to community served (ref NPPF 102a)	The site is bounded by residential properties on three sides and is therefore in close proximity to the community it serves
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 102b)	<p>The park provides recreational value to the local community. It is equipped with a skate park, gym equipment, tennis courts, two play areas for different ages/abilities, and a football pitch. The park is also popular with dog walkers. The park was given to the people of Menston by the Butterfield family.</p> <p>The park also contributes to wildlife richness through its many mature trees and areas of planting. You can find a tree planted to commemorate Queen Elizabeth II 90th birthday a Red –Twigged Lime adjacent to Leathley Avenue. There is also a Red Oak (unmarked) planted on the 10th birthday of Menston in Bloom. Throughout the park you can enjoy seeing oak, sycamore, alder, cherry, ash, lime, crab apple trees, hawthorn and many other species of trees.</p>
Local in character / not an extensive tract of land (ref NPPF 102c)	<p>The site is local in character, it is surrounded by traditional stone walls.</p> <p>The site is not an extensive tract of land.</p>
Summary Assessment	The park is one of the most important green spaces locally, providing vital space for leisure and recreation locally. It is well-used all year round by a variety of different users.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE



Summary: Table showing local green space assessment

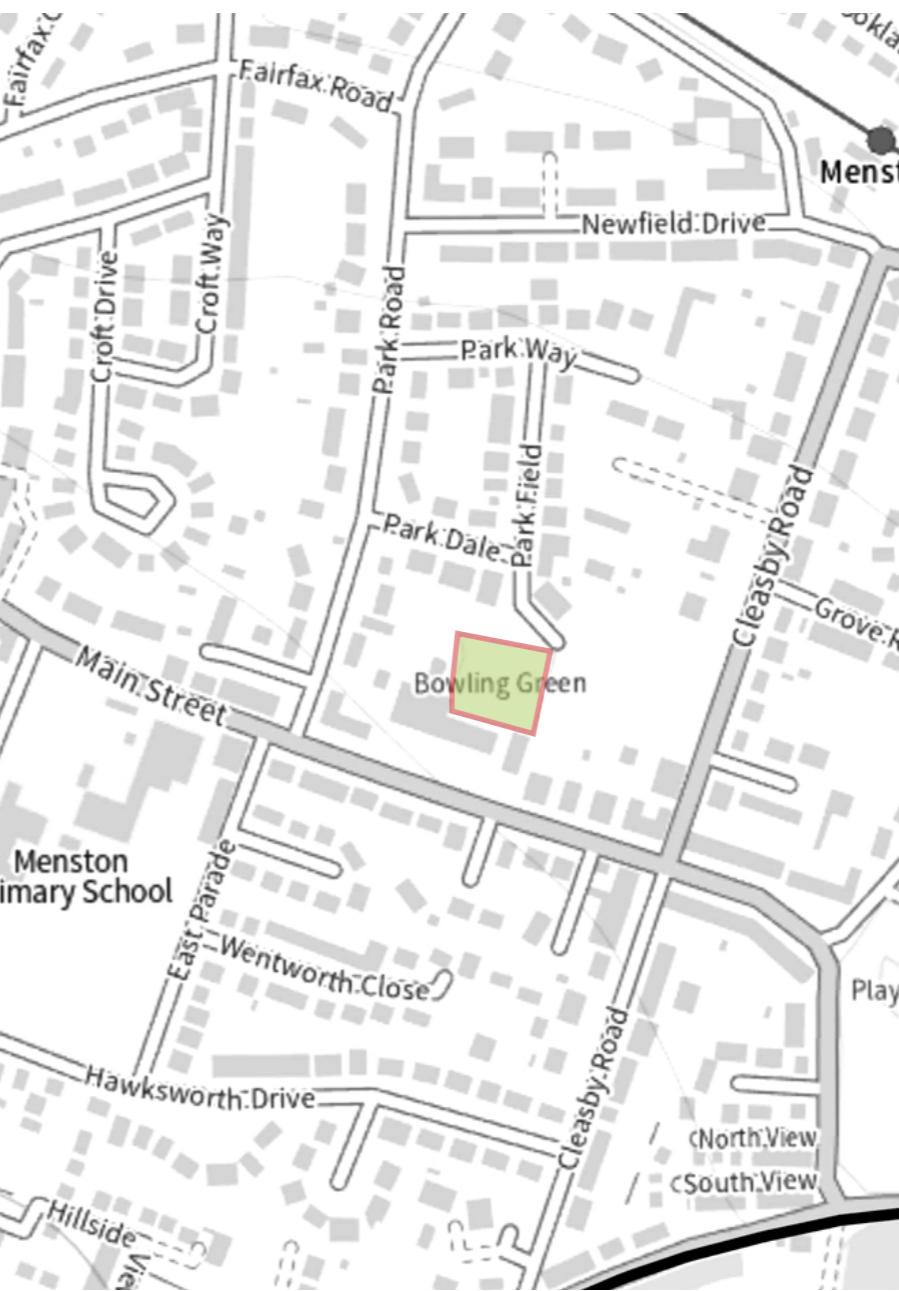
LOCAL GREEN SPACE ASSESSMENT: 2	
Site name & reference number	Menston Cricket Ground - 2
Location	Off Bradford Road
Size (hectares - ha)	1.1 ha
Proximity to community served (ref NPPF 102a)	The site is surrounded by housing on three sides and is therefore in close proximity to the community it serves
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 102b)	The cricket ground is a vital community resource that provides recreational value. Menston Cricket club has a number of teams for all ages and abilities.
Local in character / not an extensive tract of land (ref NPPF 102c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The cricket ground provides an important function locally providing recreational value to a wide range of users of all ages and abilities.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

LOCAL GREEN SPACE ASSESSMENT



Summary: Table showing local green space assessment

LOCAL GREEN SPACE ASSESSMENT: 3	
Site name & reference number	Menston Bowling Green - 3
Location	Off Main Street
Size (hectares - ha)	0.13 ha
Proximity to community served (ref NPPF 102a)	The site sits in the centre of the community and is surrounded by residential housing. It is therefore in close proximity to the community it serves.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 102b)	The bowling green provided recreational value to the local community. It welcomes new members of all ages and abilities.
Local in character / not an extensive tract of land (ref NPPF 102c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The site provides a vital function in providing recreational value to the local community.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE



Summary: Table showing local green space assessment

LOCAL GREEN SPACE ASSESSMENT: 4	
Site name & reference number	Butterfield Gardens - 4
Location	Main Street / Moor Lane
Size (hectares - ha)	0.1 ha
Proximity to community served (ref NPPF 102a)	The site is surrounded by residential development and is therefore in close proximity to the community it serves.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 102b)	<p>Butterfield Park was donated to the people of Menston by the Butterfield family. It was Clifford Butterfield who donated the parks to Menston in 1955 and there is a plaque which will tell you more. Owned by Bradford Council, much of its maintenance is by the volunteers in the Menston in Bloom group.</p> <p>Butterfield Gardens is well-used by residents and supports recreational value by providing space for leisure, informal play, and dog walking.</p> <p>The gardens feature a mixture of mature trees including Hornbeam, Lawson Cypress, Western Red Cedar, Cherry and Maple. These contribute to the richness of wildlife and tranquillity of the gardens.</p>
Local in character / not an extensive tract of land (ref NPPF 102c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The gardens play an important role locally supporting recreation, tranquillity, and richness of wildlife
Recommendation	DESIGNATE AS LOCAL GREEN SPACE



Summary: Table showing local green space assessment

LOCAL GREEN SPACE ASSESSMENT: 5	
Site name & reference number	Miss Porritts's field - 5
Location	Cleasby Road
Size (hectares - ha)	0.62 ha
Proximity to community served (ref NPPF 102a)	The site is surrounded by residential development and is therefore in close proximity to the community it serves.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 102b)	Miss Beatrice Porritt who lived on Cleasby Road donated the field to the people of Menston in 1996 with the proviso its was never to be developed. The site was used to graze cattle and ponies but in 2022 the trustees of the field agreed to let Menston Area Nature Trust (MANT) manage the field to increase biodiversity. Native trees and wildflowers have been planted by MANT and the local primary school. The field features a 170 year old Horse Chestnut tree. The site demonstrably special as it provides wildlife richness.
Local in character / not an extensive tract of land (ref NPPF 102c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	Important site in the centre of Menston that is managed by Menston Area Nature Trust to enhance biodiversity locally.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE



Summary: Table showing local green space assessment

LOCAL GREEN SPACE ASSESSMENT: 6	
Site name & reference number	Derry Lane Park - 6
Location	Derry Lane
Size (hectares - ha)	0.1 ha
Proximity to community served (ref NPPF 102a)	The park is surrounded by residential development and is therefore in close proximity to the community it serves
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 102b)	The park is demonstrably special as it provides recreational value to the local community. The park is small but contains a swing, slide, and other play equipment. The park is 150m from Menston Primary school and is popular with local children.
Local in character / not an extensive tract of land (ref NPPF 102c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The park provides important recreational opportunities to local people.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE



Summary: Table showing local green space assessment

LOCAL GREEN SPACE ASSESSMENT:	
Site name & reference number	St John's Churchyard -
Location	Off Burley Lane
Size (hectares - ha)	0.3 ha
Proximity to community served (ref NPPF 102a)	The site is surrounded by residential properties and is therefore in close proximity to the community it serves.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 102b)	Historic significance: The churchyard forms part of the setting of the 19th-century parish church and has been identified in the Conservation Area Appraisal as a key green space contributing to local character. Tranquillity: The yard is described as an "attractive and visually prominent area of green space" which adds to the leafy, rural quality and sense of place of the village in the Conservation Area Assessment
Local in character / not an extensive tract of land (ref NPPF 102c)	The site is local in character and is not an extensive tract of land
Summary Assessment	Publicly accessible open space in the heart of the Menston Conservation Area, identified in the Conservation Area Appraisal as a key open space. The space forms part of the setting for St John's Churchyard. The landowner was contacted regarding the proposed designation to which they requested the land not be included in the policy.
Recommendation	DO NOT DESIGNATE DUE TO LANDOWNER REQUEST



8.2 Non-Designated Heritage Assets Assessment

A table showing the Non-designated heritage assessment criteria.

The criteria used to assess potential non-designated heritage assets is informed by the criteria provided by Historic England.

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

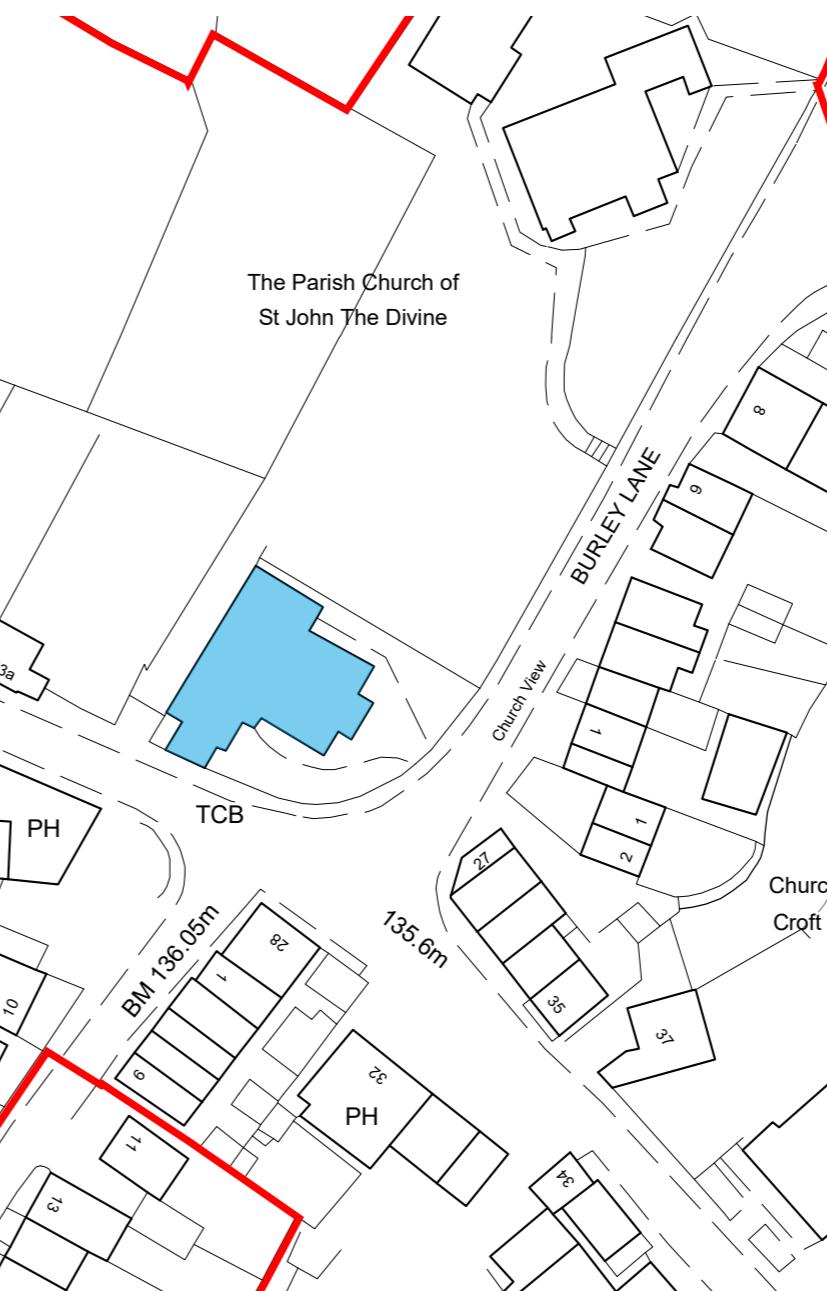
The criteria is summarised below.

Non-designated heritage assets assessment template	
Criterion	Description
Age	The age of an asset may be important criterion, and the age range can be adjusted to take into account distinctive local characteristics of building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic Interest	The intrinsic value of an asset relating to local styles materials or any other distinctive local characteristics
Group Value	Groupings of assets with clear visual design or historic relationship
Archeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archeological - that is in the form of buried remains - but may also be revealed in the structure of buildings or in a man-made landscape. Heritage assets with archeological interests are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.
Designated Landscape Interest	The interest attached to locally important designated landscapes, parks and garden which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
Social and Communal Value	Relating to places perceived as a source as local identity, distinctiveness, social interaction and coherence sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of place.
Property name / number / address	
Location	

Criterion	Description
Property name / number / address	Menston Train Station buildings
Location	
Description	<p>Menston station opened in 1873, it is on the Wharfedale Line between Ilkley and Leeds/Bradford Forster Square. The line was opened in 1865 by Midland Railway.</p> <p>Prior to the arrival of the train station Menston was a small rural community based mainly around agriculture. The arrival of the train station led to the growth of the village's population and community facilities.</p> <p>Menston station was redeveloped in 2000 as part of the general improvements to the Wharfedale Line by the West Yorkshire Passenger Transport Executive. The disused station building was brought back into use and a new ticket office was opened.</p>
Basis for designation	Social and Communal Value, Historical Association



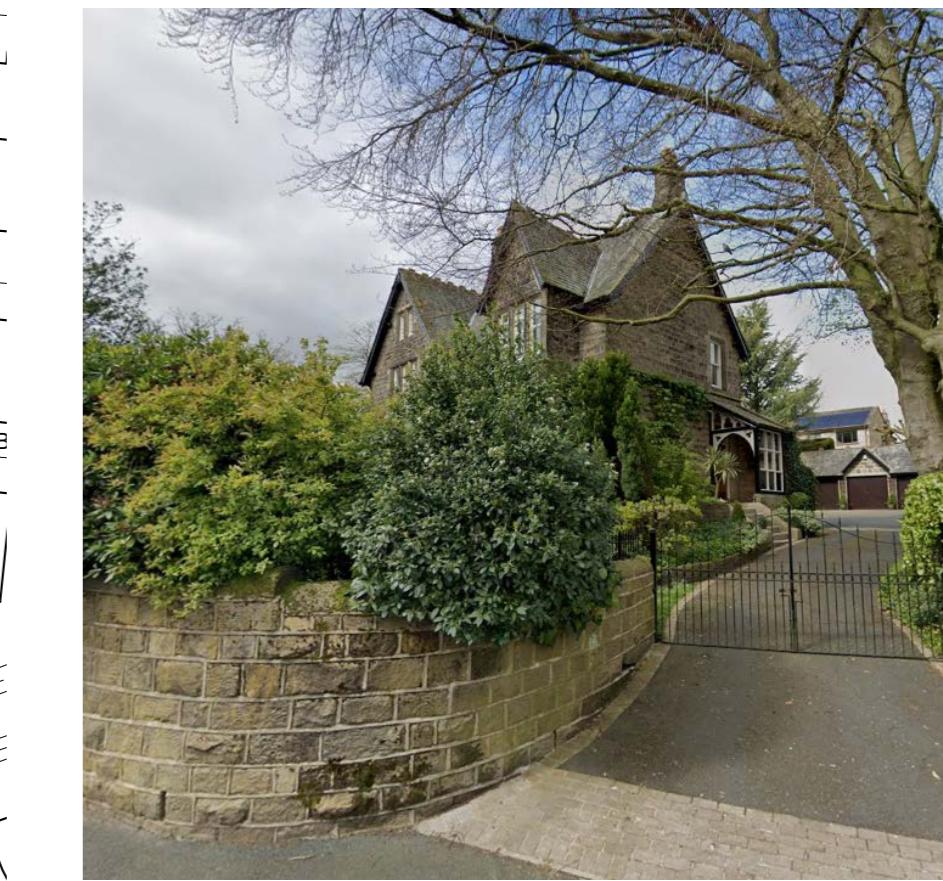
Criterion	Description
Property name / number / address	St John's Hall, occupied by Parmley Graham (Former National School)
Location	Burley Lane
Description	<p>Mid-Victorian former National School built in 1873. The former school is constructed in a Gothic architectural style in dark-faced coursed stone. Constructed to an L-shaped plan, the principal frontage faces onto Burley Lane and is set back from the highway behind solid stonewall topped with rounded coping stones. The gable front is relatively ornately decorated with a projecting stone porch accessed up a number of steps.</p> <p>A centrally located doorway that allows access to the building is set in an extravagantly decorated stone door surround. The doorway itself is recessed slightly into the arch headed opening that has interesting and unusual glazing set into the transomed doorway. Set within the main gable frontage and to either side of the porch are long transomed windows set in chamfered surrounds. Set into the principal frontage of the building, behind the porch, is a four-light window with a corniced hoodmould above. The gable end has interesting stone bell-shaped features to either side that were probably once topped with finials. The sides of the building are relatively simply fenestrated with tall slim windows. The inscription above the smaller side doorway indicates that the female pupils used this entrance as opposed to the main door.</p> <p>(Menston Conservation Area Assessment)</p> <p>The building is a key unlisted building in the Menston Conservation Area Assessment.</p>
Basis for designation	Aesthetic Interest, Social and Communal Value



Criterion	Description
Property name / number / address	St John's Church - Menston Parish Church
Location	Burley Lane
Description	<p>The parish church was consecrated and opened in 1871 following the creation of a separate parish in Menston. Prior to this the village fell within the Parish of Otley, though a small cottage chapel, also known as St John the Divine, was run from one of the houses on Derry Hill from the mid-19th century until the church was opened.</p> <p>The church has not been built to the traditional architectural form of the crucifix, instead having a more oblong planned form. However, the southern gable extension does form a transept of sorts with the western portion of the church forming the nave. To the rear of the building is the church hall, a 20th century extension constructed of buff coloured brick. Set within the buttressed western gable end of the church are two tall stained glass windows and on the ridge of the roof a stone bell cote. A larger stained glass arched window is set into the prominent eastern gable. The small entrance porch stands at the western end of the building, facing southwards across the churchyard. The doorway is set in an arched doorway with a trefoil-shaped architrave and a crucifix-shaped finial above</p> <p>The Parish church is considered to be key a unlisted building in the conservation area and makes an important contribution to its character and historic interest. The green and leafy grounds in which it is set contain many fine mature trees that add much to the setting of the buildings and the character of the area on a wider scale.</p> <p>(Menston Conservation Area Assessment)</p>
Basis for designation	Aesthetic Interest, Social and Communal Value, Designated Landscape Interest, Landmark Status

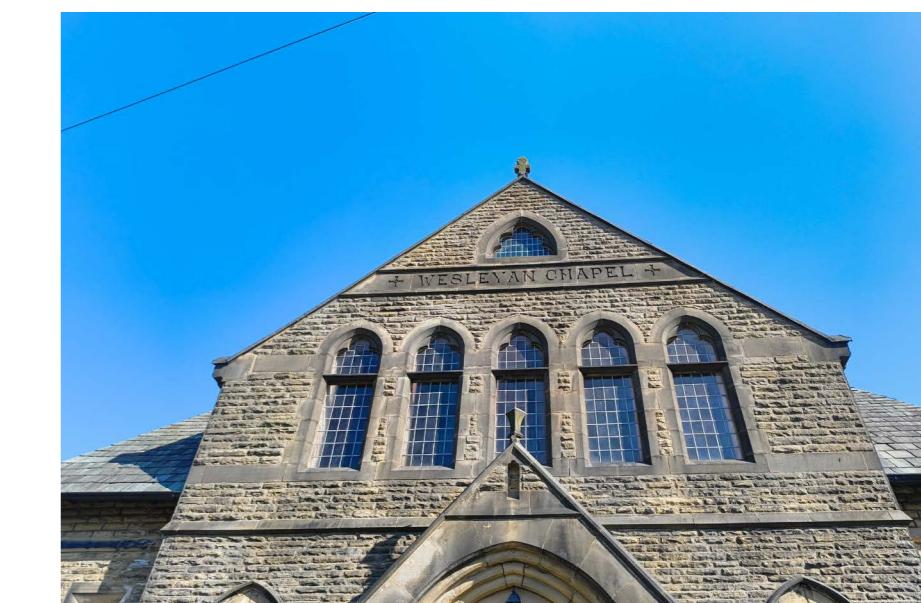


Criterion	Description
Property name / number / address	The Old Vicarage
Location	Burley Lane
Description	<p>Immediately to the north of the churchyard is the old vicarage - now a private residence, which is set in a substantially sized garden. The tall stonewall of the churchyard continues along Burley Lane and from the level of the road, only the upper half of the vicarage is visible. Surrounded by leafy trees and partly screened by the tall stonewall, the vicarage is an attractive Victorian house with two gabled wings that extend forward of the southeast-facing frontage. The house appears to have maintained many of its original features including the timber bargeboards to top of the gables, the Victorian porch and some of the timber sliding sash windows.</p> <p>Both the parish church and the former vicarage are considered to be key unlisted buildings in the conservation area and make an important contribution to its character and historic interest. The green and leafy grounds in which they are set contain many fine mature trees that add much to the setting of the buildings and the character of the area on a wider scale.</p> <p>(Menston Conservation Area Assessment)</p>
Basis for designation	Aesthetic Interest, Social and Communal Value, Designated Landscape Interest

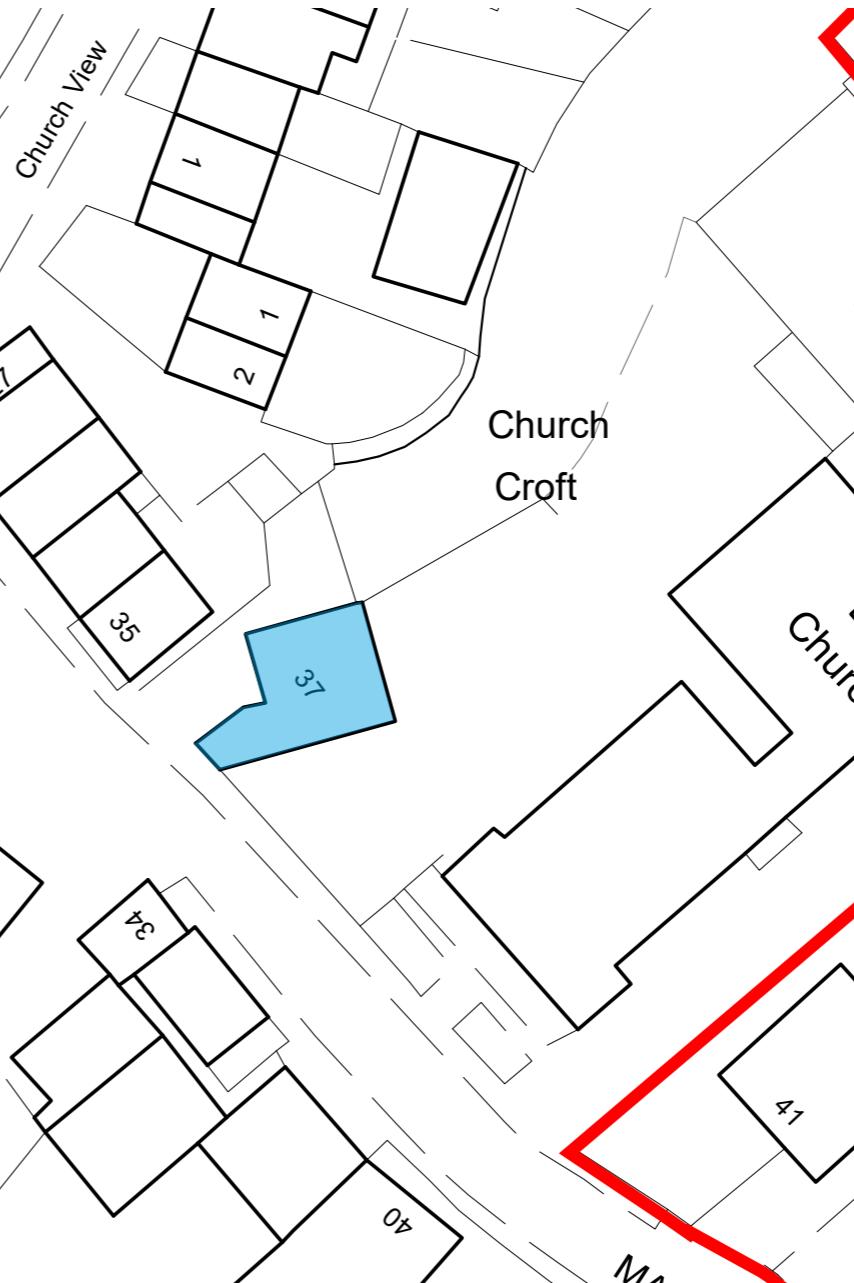


APPENDIX

Criterion	Description
Property name / number / address	The Methodist Church
Location	Main Street
Description	<p>Methodist church, a substantial gable fronted building that was constructed in 1886 alongside the original chapel building. The later church faces southwards across Main Street and has a tall, almost three storey high Gothic-style frontage. Built of sandstone bricks and roofed in blue slate, the church is simple in its form. The long pitched roof runs from north to south and is topped with decorative clay ridge tiles. The frontage of the building has a slightly projecting pitched roof entrance and to either side are lower hipped roof stone extensions that may have been later additions.</p> <p>The front entrance of the church is approached via several stone steps. The modern doorway is set into an arch-headed moulded stone surround with a trefoil opening above. To either side of the doorway are slim stained glass multi-paned windows bound by moulded stone surrounds with a trefoil light set in a pointed arched head. A continuous stringcourse extends along the entire frontage. Above this stone band is a series of arch headed windows that are transomed with a trefoil cut out above. Above the series of windows is a band of ashlar stone inscribed with the words 'Wesleyan Chapel'. The roofline of the gable frontage is edged with unusual triangular copingstones and the point of the roof topped with a decorative finial.</p> <p>The sides of the church are more simply fenestrated with stained glass set in arch-headed windows. To the rear is the church hall, a later extension to the building though sympathetically designed to complement the original.</p> <p>(Menston Conservation Area Assessment)</p>
Basis for designation	Aesthetic Interest, Social and Communal Value, Landmark Status



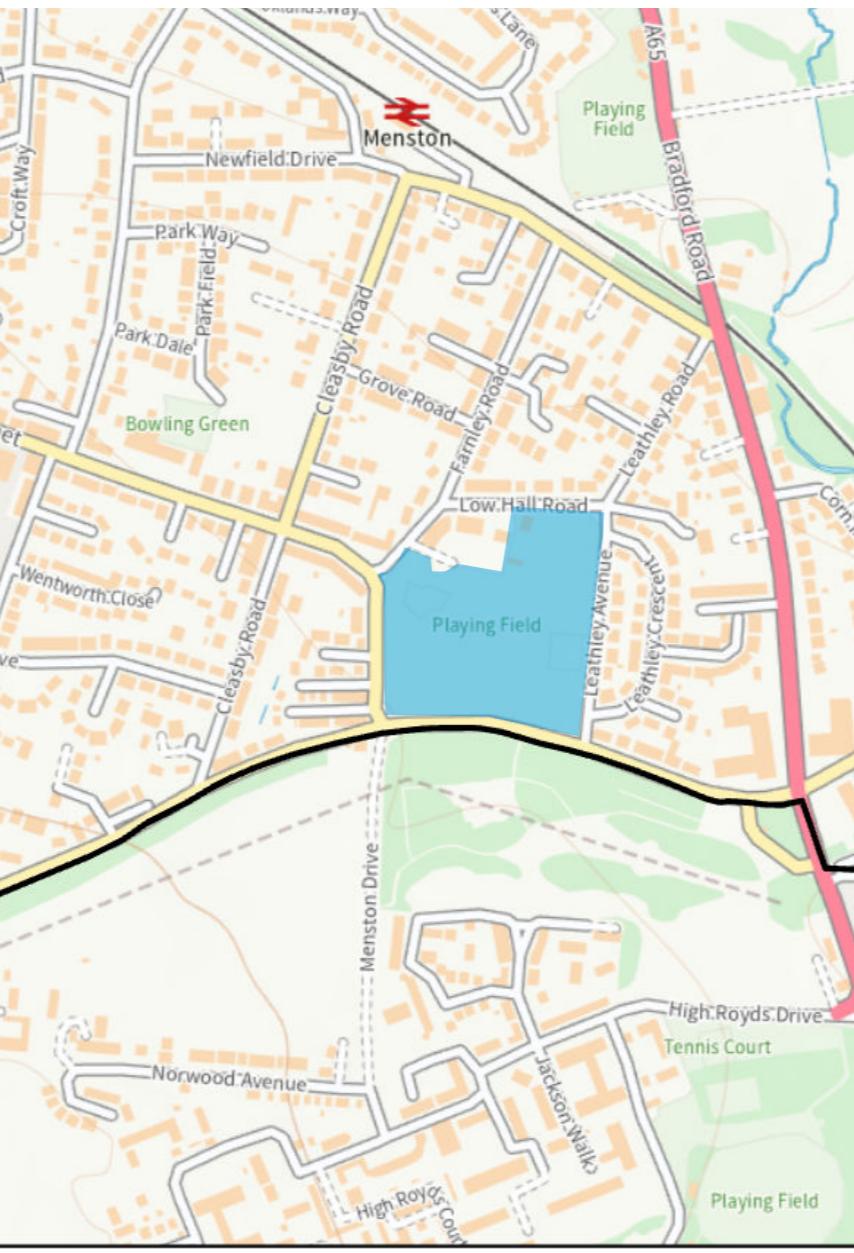
Criterion	Description
Property name / number / address	Former Wesleyan Chapel
Location	37 Main Street
Description	<p>The original Wesleyan chapel (no. 37 Main Street) was constructed in 1826. Built partly of dressed stone and partly of coursed rubble stone the building is extremely plain in design. Constructed to a basic square plan with windows set into the plain stone surrounds, the property is simple in character and appearance. The elevation that faces obliquely onto Main Street has had an unusual opening inserted above ground level and several of the door and window openings in the south and east facing elevations have also been altered. The construction of a small rendered outbuilding on the southwest corner of the building, adjacent to Main Street is an unfortunate addition. Despite this, the architectural contrast between the former and the existing Methodist chapel is an interesting one and both are considered to be key unlisted buildings in the conservation area.</p> <p>(Menston Conservation Area Assessment)</p>
Basis for designation	Age, Social and Communal Value



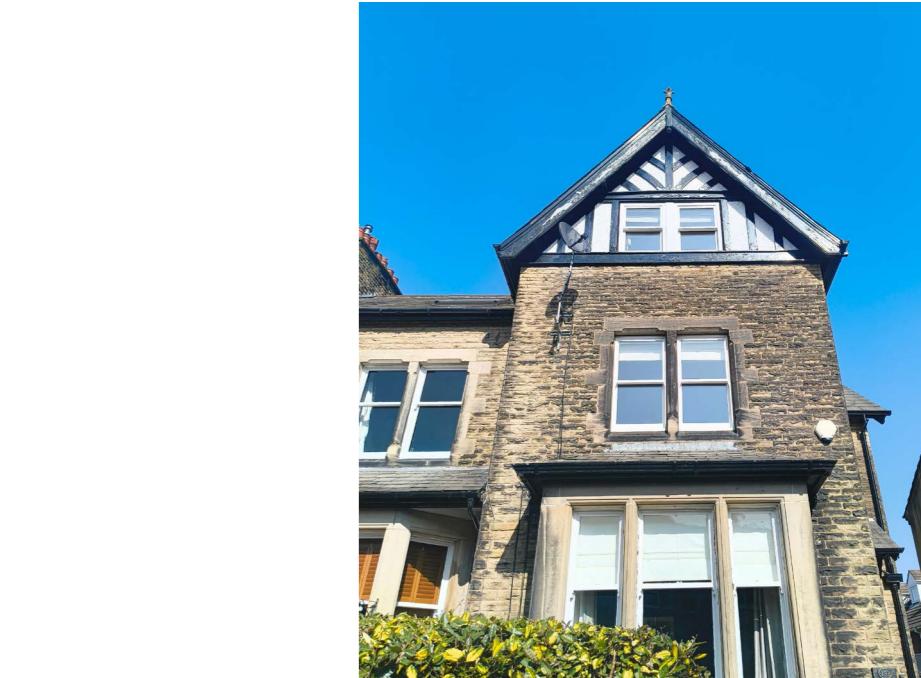
Criterion	Description
Property name / number / address	Forge Cottage
Location	23 Main Street
Description	<p>The name Forge Cottage alludes to its original use as a blacksmiths - this is also identified on the 1893 OS map opposite where the building is labelled as 'smithy'.</p> <p>23 Main Street is bound to the north by the trees and gardens of Fairfax Hall, which gives the setting of the buildings a rural feel. No. 23 Main Street with an extension to one side is larger than its neighbour no.21. It is constructed of coursed rubble stonework and probably date back to the late 18th/early 19th century. The windows of no. 23 Main Street are typical of an early vernacular cottage, being set in simple flat-faced stone surrounds and square in shape. The uPVC window frames have replaced the traditional timber frames and although the pattern of the windows is similar to that of a four-paned sash, the plastic frames look too precise and lack the depth and character of the timber originals.</p> <p>(Menston Conservation Area Assessment)</p>
Basis for designation	Age



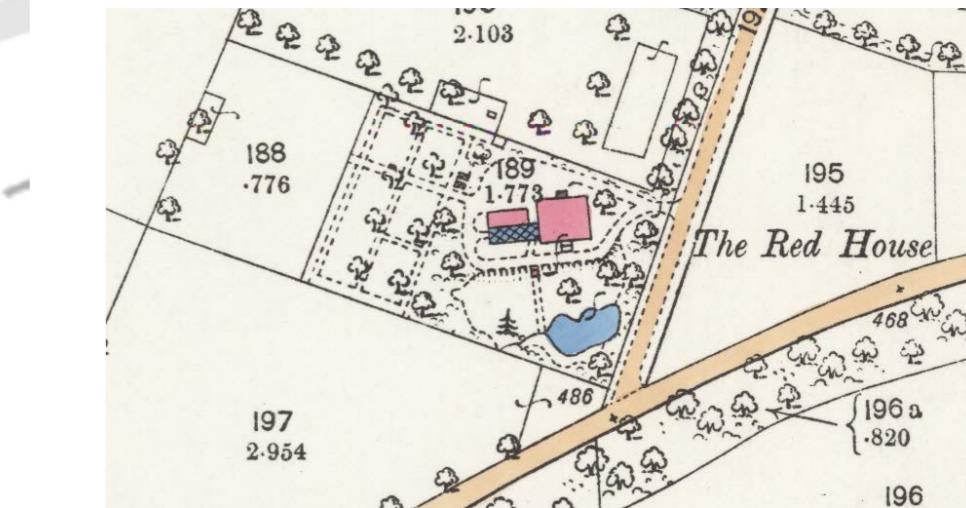
Criterion	Description
Property name / number / address	Medieval field pattern in Menston Park
Location	Menston Park
Description	<p>Menston Park is a locally significant historic landscape which retains visible earthwork evidence of medieval ridge and furrow cultivation, a farming system introduced in the Anglo-Saxon period and widely used through the medieval era. The survival of these earthworks within a modern village context is increasingly rare and provides tangible evidence of Menston's early agricultural origins.</p> <p>The park comprises open grassed land within which a series of parallel linear undulations are clearly visible, particularly under low-angle sunlight and during seasonal variations in grass growth. These features are characteristic of ridge and furrow ploughing, formed by repeated use of heavy mouldboard ploughs drawn by oxen. The ridges typically follow a gently sinuous pattern, reflecting the communal open-field farming practices of the period.</p> <p>The earthworks appear well preserved, having avoided significant levelling or redevelopment, and remain legible as a historic landscape feature rather than an isolated archaeological remnant.</p> <p>Ridge and furrow systems are associated with Anglo-Saxon and medieval agrarian economies and represent a communal approach to land management prior to enclosure. Their survival at Menston Park provides direct physical evidence of early settlement and land use in the area, contributing to an understanding of Menston's development from an agricultural community to a modern village.</p>
Basis for designation	Archaeological interest



Criterion	Description
Property name / number / address	Carlrayne Terrace
Location	137 - 159 Main Street
Description	<p>137 - 159 Main Street, known as Carlrayne Terrace, is a continuous row of late 19th/early 20th century terraces. These are absent from the 1893 OS map which was surveyed between 1888 and 1891 - but appear on the revised OS map from 1906.</p> <p>The facade presents a continuous terrace of repeating bays with a strong rhythm and consistency of fenestration and doors. The row provides a sense of enclosure and continuity of built form on Main Street. The properties are 3 and 4 storeys including functional basements and attics with chimney stacks at regular intervals. The properties are constructed with local stone and slate roofs. This row is bookended with Tudor revival gable ended properties.</p>
Basis for designation	Group value



Criterion	Description
Property name / number / address	The Red House
Location	Red House Gardens, off Cleasby Road
Description	<p>Built by the Parkinson family in 1877 this large house is typical of the prosperous middle class homes in the late 19th century, particularly in expanding towns linked by the growing railway network. It is rare for Menston due to it being built with red brick - most buildings at this point were built using stone. The brick banding and stone lintels/sills add horizontal emphasis, while the contrasting textures and colours reflect the Victorian taste for visual variety. The steeply pitched hipped roof with slate covering and prominent gables is typical of Queen Anne Revival design. The inclusion of a decorative finial at the roof's apex and a substantial eaves overhang add to the picturesque silhouette prized in this style. The stone lintels and keystones above the windows and the bracketed sills on the upper storey reflect the attention to classical detailing that persisted into the Victorian era. The tripartite arrangement (grouped windows) on the ground floor hints at the growing desire for larger, more illuminated interior spaces.</p> <p>Originally a large house set in extensive gardens, Red House is now apartments with most of the surrounding gardens and land sold off and developed.</p>
Basis for designation	Rarity, Aesthetic Interest



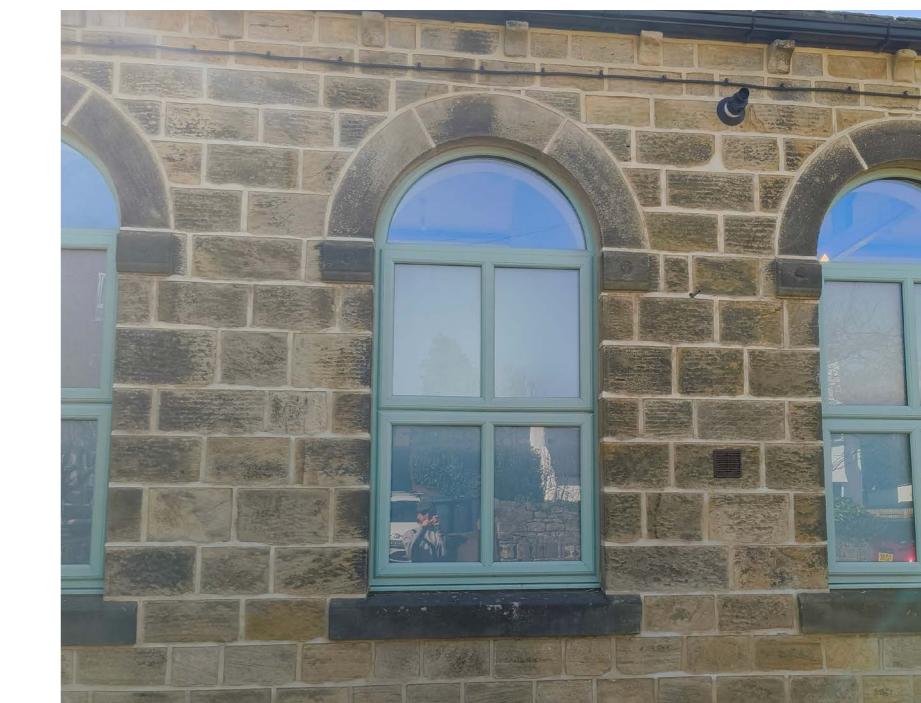
Criterion	Description
Property name / number / address	Half-timbered properties
Location	Cleasby Road
Description	<p>Example of late-19th to early-20th century stone villas characteristic of Menston and the wider Wharfedale area. Its architectural interest derives from both its materials and its stylistic detailing, which reflect local building traditions and the social development of the village during this period.</p> <p>The building appears to have originated as a single-storey stone dwelling with a pitched roof and later sympathetic extensions, including a dormer-lit attic storey.</p> <p>Constructed in coursed local sandstone, a defining vernacular material of Menston, giving the building strong visual and geological continuity with its surroundings.</p> <p>Stone chimney stacks with clay pots survive, reinforcing the historic roofscape and evidencing original heating arrangements.</p> <p>The roof is finished in natural slate, consistent with regional practice.</p> <p>The principal gabled elevation incorporates decorative black-and-white timber-framed detailing (applied half-timbering), indicative of Arts and Crafts or Tudor Revival influences popular in the late Victorian and Edwardian periods.</p>
Basis for designation	Rarity, Aesthetic Interest



Criterion	Description
Property name / number / address	Southpiece Cottage
Location	North off Bleach Mill Lane
Description	<p>Southpiece Cottage is a small historic stone farmhouse set within open pasture, strongly representative of Menston's rural and agrarian heritage. Its architectural character, use of local materials, and relationship to the surrounding farmland contribute to its significance as a non-designated heritage asset with local importance.</p> <p>The building is a modest, low-built stone structure of simple rectangular plan, likely originating as a farmhouse or farmworker's dwelling dating from early to mid 19th century, with possible earlier fabric. Its compact scale, limited ornamentation, and functional form reflect vernacular agricultural architecture rather than formal architectural styles.</p> <p>The principal range is two storeys, with a pitched roof and gable ends. A small attached outbuilding or lean-to extension suggests incremental adaptation over time to meet changing agricultural needs.</p> <p>Constructed in coursed local sandstone, typical of Menston and the wider Wharfedale area, giving the building a strong sense of place and material authenticity. Roofed in stone slates it is characteristic of traditional farm buildings in West Yorkshire. Openings are small and irregularly spaced, consistent with vernacular construction and historic functional requirements.</p> <p>The property illustrates Menston's long history as a farming community prior to later suburban expansion. As a surviving rural dwelling with clear visual and functional links to its agricultural past, it provides tangible evidence of traditional land use and rural life in the parish.</p> <p>Is present on 1847 OS map</p>
Basis for designation	Age, Aesthetic Interest



Criterion	Description
Property name / number / address	Former Methodist School
Location	44 Main Street
Description	<p>Former Methodist School - built in 1831 used until 1887 - now a private residence.</p> <p>Built with coursed sandstone blocks and a pitched slate roof.</p> <p>Arched window openings with stone voussoirs and sash or casement windows typical of mid-19th-century civic or institutional architecture. The large arched window on the gable end could have served as the main source of light for a communal hall or classroom.</p> <p>Features a doorway with a fanlight or transom.</p>
Basis for designation	Age, Social and Communal Value



Criterion	Description
Property name / number / address	Menston Primary School
Location	Main Street
Description	<p>Menston Primary School Founded in 1894 as Menston Board School</p> <p>Built in coursed sandstone with ashlar detailing</p> <p>The central and right-hand steep gables with stone coping are signature elements of Victorian civic</p> <p>The tall central window (divided into multiple panes) indicates a former school hall or main classroom, which required maximum daylight.</p> <p>Large grouped windows were a defining feature of Board Schools, reflecting new educational theories prioritising light and ventilation.</p> <p>The doorway framed by a hood mould and stone corbels indicates the main entrance, likely originally gender-segregated (e.g., "Boys," "Girls," or "Infants"), as was common practice.</p>
Basis for designation	Social and Communal Value

