

Pontefract Castle

CONSERVATION AREA

Appraisal & Management Plan



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1. Introduction

Section 69 of the Planning (Listed Buildings & Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate as conservation areas any 'areas of special architectural or historic interest the character of which it is desirable to preserve or enhance'. Local authorities also have a duty under section 69 to review their areas from time to time to consider whether there should be boundary amendments to existing conservation areas and whether new conservation areas should be designated. Section 71 of the Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas.

This document defines the special interest of the Pontefract Castle Conservation Area, makes recommendations for boundary changes to it, and includes proposals for its future management. The more clearly the special interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies, development control decisions and proposals for the preservation and enhancement of the character of an area.

It is intended that this guidance will be useful for residents, developers and the general public in understanding the significance of the area and will ensure its special interest and character will be preserved and enhanced for future generations. Whilst every effort has been made to include all aspects of significance in this document, it should be noted that omission of a particular building, space or feature does not necessarily mean it is of no significance.

This document follows English Heritage's guidance on the production of conservation area appraisals and management plans. It is based on the Pontefract Conservation Area Appraisal produced by heritage consultants CgMS, and carried out to inform the Pontefract Town Centre Master Plan. The Master Plan is the first phase of a long-term regeneration process building on the potential of the historic core of Pontefract.

1.1 Proposed conservation area boundary changes

The adjoining Market Place and Castle Conservation Areas were both designated in May 1969. There has been no comprehensive review of these conservation areas since they were designated. They have therefore been examined within the context of the Pontefract Masterplan study area as a whole and recommendations have been made for amendments to their existing boundaries. The Pontefract Castle conservation area includes the eastern part of the medieval town which developed from the C11th following the establishment of the castle. The current conservation area boundary cuts across historic burgage plots and property boundaries to the north and south of Horsefair, and makes no reference to the historic layout of the town, or the survivals of historic development in this area. It is therefore proposed that the conservation area is extended in these areas. Proposals for the Market Place conservation area extension to include the full western extent of the medieval town were approved by Planning Committee on 8th April 2010. A new conservation area is also proposed at Button Park and Friarwood.

1.2 Planning policy context

The national legislation concerning conservation areas is found in the Planning (Listed Buildings & Conservation Areas) Act 1990. Essentially, the added planning controls that conservation area designation brings amount to controls over demolition, strengthened controls over minor development and the protection of trees. Details of the national and local policy context can be found in the Management Plan at section 3.3 and appendix 1. Once adopted by the Council, this appraisal and management plan will form a material consideration in the determination of planning applications.

This document should also be read in conjunction with the Pontefract Castle, St Johns Priory and Environs Conservation Plan (funded by English Heritage) which assesses the significance of the castle area and outlines policies for the castle's preservation and enhancement. The plan has been adopted by the Council and is a material consideration in any planning applications.

2. Pontefract Castle Conservation Area Appraisal

2.1 Summary of special interest

As its name suggests, the Pontefract Castle Conservation Area centres around the C11th castle. This part of the town grew with the establishment of the castle and displays more than a millennium of development. The conservation area is typified by the following:

- The highly historic complex of the castle, All Saints Church and the adjacent St Johns Priory which have witnessed momentous events in the nation's history, and the longest siege in the English Civil War;
- Survival of the castle's motte and bailey and the historic street pattern which dates back to the C14th – the curve of the castle's bailey remains and the motte (mound) of the castle is still clearly visible;
- A tightly knit urban fabric, with principal development fronting the main streets, set against the pavement and with buildings of a subservient scale to the rear;
- Narrow streets and routes, with the exception of North and South Baileygate, and Horsefair;
- Late nineteenth century development, often with castellated or gothic detailing, including housing, recreational and educational buildings;
- Former malshouses and industrial buildings from the C19th and earlier, some with rear courtyard development;
- Surviving historic boundaries of brick and stone, some of possible medieval origin;
- Known Anglo Saxon archaeology;
- The landmark tower of All Saints Church;
- Green, open space in the castle grounds, Barbican Gardens and the graveyards, and majestic trees along Southgate;
- Views of the surrounding area from the elevated position of the castle.



The landmark of All Saints Church



Remains of an Anglo-Saxon Church, The Booths



Modern development on Horsfair

The special interest of the Castle conservation area has been undermined by much twentieth century redevelopment which has involved loss of historic urban grain, historic boundaries and enclosure against the street. Horsefair, in particular, has suffered from inappropriate post war development, which failed to respect the historic significance of the street. The castle itself is hidden, and its context has been undermined with modern development. There is significant potential for enhancement of this historic area.

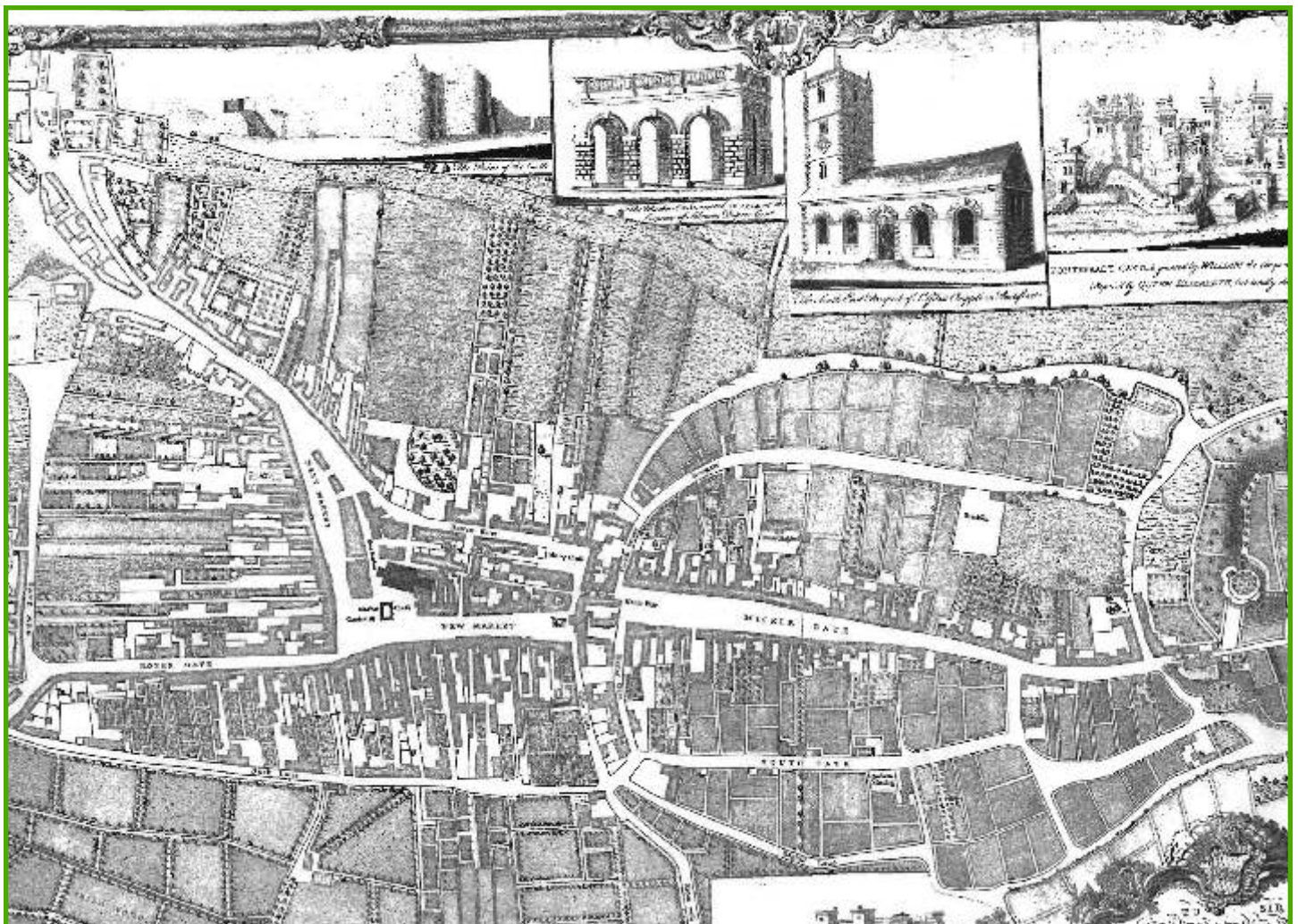
2.2 Location and context

Pontefract is an historic market town in West Yorkshire, situated 10 miles to the east of Wakefield, and 15 miles south east of Leeds. The Pontefract Castle Conservation Area stands to the immediate north east of Pontefract town centre.

2.3 Archaeology and historic development of Pontefract

Pontefract developed on a strategic site which enjoyed a defensible position and access to both pastoral and arable land. There is limited evidence for prehistoric activity in Pontefract, although worked flints have been found during archaeological excavations at the castle, demonstrating some prehistoric activity in this area. The first substantial activity around Pontefract occurred during the Anglo-Saxon period when the settlement in this area was known as Tatteshall or Tanshelf. The settlement is thought to have been located to the north west of the current town centre of Pontefract, corresponding approximately with the modern area of the town still known by that name.

It was the middle ages that saw the town's greatest prosperity when it was the fourth largest town in the whole of Yorkshire, after York, Beverley and Hull.



Jollage's 1742 map of Pontefract - this medieval street pattern still largely remains

Given the degree of investment in the town in the middle ages, there is substantial potential for the survival of medieval archaeological remains. The castle itself is a scheduled ancient monument. Royal ownership of the castle from the twelfth century onwards gave the town its status up to the Civil War, when the castle remained a Royalist stronghold. The castle was held by Royalists throughout three sieges and was the last royal castle to fall to the Parliamentarians. Following execution of Charles I, the royalist motto became “after the death of the father, we are for the son”, which remains the town's motto today.

The rise of the liquorice sweet, industry, coal, the stationing of two regiments in permanent barracks and the establishment of the race course helped retain its status into the eighteenth and nineteenth centuries. Between 1871 and 1931 the population of the town tripled with growth in industries such as sand quarrying, cast iron making, malting and skin yards. Since 1945 all these industries have declined.

2.4 Character area 1: Micklegate, Castle Chain, Spink Lane, North Baileygate and South Baileygate

2.4.1 Historic development

Pontefract Castle has had a long and colourful history since its establishment after the Norman Conquest. It has frequently been at the centre of national events, acting as a fortress, temporary home for lord or king, centre of local administration, prison and armoury up until its partial demolition in 1649.

Establishment of the castle

There is known to have been an Anglo-Saxon settlement around the site of All Saints Church. Recent archaeological excavations around The Booths revealed a large Anglo Saxon cemetery and church, demonstrating the existence of a sizeable settlement here. The remains of the chapel are exposed today on The Booths. However, it was not until the 1080's that the first earth and timber, motte and bailey castle was built by Ilbert de Lacy. As reward for his services to William the Conqueror, Ilbert received vast estates in Yorkshire, which he controlled from the castle. Records show that All Saints Church was also in existence by 1090, and St Johns Priory had been established by the same date by Robert de Lacy. Over the following century the first castle was gradually rebuilt in stone.

An impressive stretch of the main bailey wall can still be seen north west of the keep. A great hall stood at the centre of castle life, but only the cellars, cut out of bedrock remain today. Other visible remains of the earliest stone buildings on the site are the foundations of the castle chapel dedicated to St Clement.

The town developed away from the castle, westwards and by the mid twelfth century the street names for some of the roads had been established. Micklegate (now Horsefair) formed the centre of the expanding town, which extended to include other buildings in a large semi circle bordered to the north by 'Fink Hill Street' and Northgate, and to the south by Baxtergate. Micklegate soon became too narrow for the town's expanding market and the new market was laid out further west.



Historic painting of the complex of All Saints Church, St Johns Priory and the Castle

C13th to 16th

The thirteenth century saw the castle and Honour of Pontefract controlled by King John and Henry III for substantial periods of time. The keep was rebuilt in this period with a series of clustered towers. John of Gaunt carried out extensive works to the castle in the fourteenth century, and moved the principal approach to the castle away from Bagg Hill Lane, towards the developing town. The de Lacy line had transferred to the House of Lancaster by this time, and in 1399 the Dukes of Lancaster became Kings of England, when John's son Henry Bolingbroke deposed his cousin Richard II and became King Henry IV. Richard II died in Pontefract Castle in 1400. Pontefract became the foremost royal castle in the north of England, and was maintained and extended while other castles were allowed to stagnate.

Major building at this time included the Swillington Tower (1399-1405) and the rebuilding of the King's kitchen (1413 onwards). The castle housed important prisoners at this time. James I of Scotland was imprisoned here and Charles Duc d'Orleans was imprisoned here after the Battle of Agincourt in 1415. The castle continued to act as a royal base for military activities in times of unrest. During the Wars of the Roses, it was a Lancastrian stronghold, as, when in 1460 the Lancastrian army came from Pontefract to the Battle of Wakefield. Later, Richard III used Pontefract as one of his official residences and in 1483 had three of his political opponents executed in the castle.

All Saints Church underwent considerable expansion in the twelfth century and in the fourteenth century the chancel was remodelled, and tower, transepts, nave aisles and porches built. The celebrated double helix stair in the northwest corner of the tower was also built during this period. St John's Priory was dissolved in the sixteenth century, and by this time the castle and All Saints Church were in a poor state of repair. Elizabeth I carried out works on the castle towards the close of her reign, but records from the seventeenth century continue to describe its poor condition.

The Civil War

The castle became particularly significant during the Civil War when it was held for the King. Due to its proximity, All Saints Church was a key stronghold and was badly damaged during the conflict. The castle withstood three Parliamentary sieges, during which the town suffered great damage, and the town's population dwindled. It was the last remaining Royalist stronghold when it finally surrendered in 1649. Following the war the castle was demolished on the orders of parliament. Its materials were sold and used as a building material within the town for several years. The Main Guard west of the gatehouse was the only building to escape demolition. This became the Debtor's Prison and in 1673 held French prisoners of war.

C18th

Following the demolition, the castle grounds were used for grazing livestock and cultivated as market gardens. Liquorice was grown from this time, and was to become one of the major industries of the town. By 1720, the Dunhill family were leasing lands within the castle for liquorice production. Jollage's map of 1742 shows the pre-conquest settlement of Kirby around All Saints Church.

The road in front of the church is called Tanners Row, indicating there was a well established tanning industry in this area.

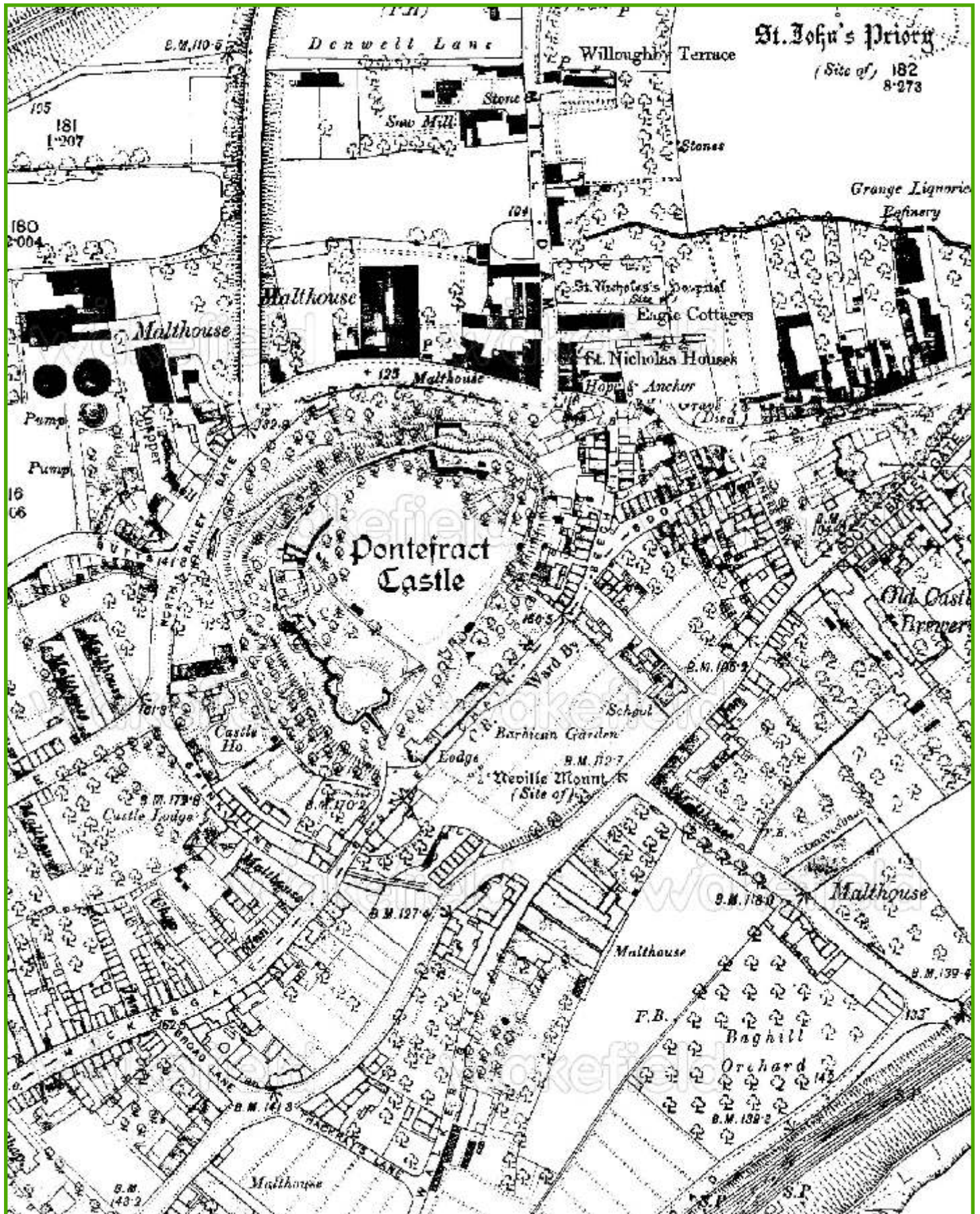
In contrast to the present line of Southgate and South Baileygate, the map shows Castle Chain, Castle Garth and Walkergate both formed the principal routes through this part of the town. The Booths, Beech Hill, Tanner Row, Walkergate and South Baileygate all had development on them by this time. Stony Hill Steps leading off Castle Chain appears to have been a more significant route than it is now. North Baileygate remained largely undeveloped in 1742 with a small number of buildings on the north side of the road. The area between Castle Chain and Walkergate was also undeveloped. St Nicholas' Hospital is named on the map on Bondgate Wash. The hospital was a pre-conquest foundation granted to the Cluniac Priory of Pontefract in 1090.

C19th

A general lack of regard for the importance of the castle site was demonstrated in 1810 when North Baileygate was widened, destroying half of Swillington Tower. By this time All Saints Church was a ruin and became a focus for antiquarian interest. In 1831 R D Chantrell was commissioned to restore the ruin for use as a chapel.

By 1852 the Barbican Gardens had been established and All Saints School and a Methodist Chapel erected on Ass Hill Lane. The settlement formerly known as Kirkeby had expanded with further terraced buildings on the north side of Southgate. The Hope and Anchor Inn was first established at the end of the eighteenth century and was originally called the Tinkler's Stone Inn. This was rebuilt by Pontefract architect J H Greaves in the 1890's. Frank's Hospital and Perfect's Hospital had been established on the south side of Micklegate along with the Pontefract workhouse and Bede House by 1852. Castle House and an adjacent maltkiln were now also present on Northgate. At this time, industrial uses were beginning to be established on North Baileygate.

Appreciation of the potential and interest of the castle site gradually increased in the later nineteenth century and in 1882, Pontefract Corporation opened the castle as a public park. The entrance lodge was designed by the architects Pyke and Mitchell at the same time, and the 'Refreshment Room' was added shortly afterwards.



Castle Area - Ordnance Survey Map 1891-4

Into the C20th

St Nicholas' Hospital had disappeared by the early twentieth century and a Methodist chapel built on Micklegate to serve the increasingly residential area here. This included Castle Villas (No.'s 90-102 North Baileygate), Castle View, Castle Moat and Keep, and the present almshouses on South Baileygate. A number of malthouses were in existence on North Baileygate from the latter half of the nineteenth century until the late twentieth century. By the 1960's the Methodist Church on Ass Hill Lane and maltkiln on Micklegate had been demolished, together with housing on The Booths, Beech Hill, Tanners Row and South Baileygate. The Methodist Chapel on Micklegate was replaced with a modern version in the 1960's, together with the garage and retail development on the corner of Broad Lane. Industrial uses also extended on North Baileygate.

The last decade has seen replacement of the industrial uses with new housing, and further residential development on Micklegate and the site of Castle Lodge, a mid to late eighteenth century villa on Spink Lane. Today, the castle remains the property of the Duchy of Lancaster (the Queen's) and is a scheduled ancient monument.

2.4.2 General character, spaces and uses

The motte of the castle dominates the topography of this character area. However, the ruins are largely hidden from outside the site by trees and vegetation. Within the castle grounds, a large open area of grass is surrounded by the ruins of the former stronghold. The Victorian and twentieth century use of the ruins is evident with the substantial tree planting and amenity space, and the lodge and refreshment rooms. However, the castle retains a significant amount of its medieval origins, as evidenced in its scheduled ancient monument status. The line of the original bailey remains in the roads of Spink Lane, and North and South Baileygate. Micklegate remains the principal route to the castle from the town to the west.

Whilst this area contains mainly late nineteenth century and later buildings, Spink Lane, Castle Chain, and Micklegate overall retain a tightly knit urban fabric. These streets are narrow and consist of mainly residential, two storey terraced buildings, standing against the pavement. New development on Spink Lane has undermined this.

On Castle Chain, the re-fronted Main Guard of the castle stands as an important reminder of the historic significance here, and its rear elevation gives a clue to its pre-nineteenth century origins. The Booths, Beech Hill and Ass Hill Lane now retain only fragments of the formerly enclosed and dense development here, but stone paving remains on these routes which retain their narrow scale, in stark contrast to more modern streets. South Baileygate remains the principal route to Knottingley and the Great North Road (A1) and consequently has a much more vibrant character than other streets, mostly due to vehicular activity. There is little development on its north west side, nearest the castle, with the south east side containing a mix of commercial and residential uses. All Saints Church is a key landmark here. North Baileygate curves round the castle and a mix of mostly twentieth century, commercial and residential development sits on its outer edge. No.'s 90-102 North Baileygate and the terrace of Castle View maintain the enclosed character of Spink Lane, but North Baileygate here becomes a wide, open street at odds with its medieval origins. The mutilated Swillington Tower shows the impact of the road widening here in 1810.



Castle Chain - the approach to the Castle



North Baileygate



Castle Chain



Stony Hill steps

2.4.3 Green space and views

Important green and open space here includes the grounds of the castle, Barbican Gardens, the walled graveyard on North Baileygate and the churchyard of All Saints. The graveyard on North Baileygate is a secluded and quiet space and contains the family enclosures of prominent Pontefract families, including the Dunhills of liquorice fame. The cleared area south west of All Saints belies that this was densely developed up until the mid twentieth century. Mature trees stand in the churchyard, graveyard and on the motte of the castle.

From the ruins of the Round Tower, there are wide views across the castle towards the cooling towers of Ferrybridge Power Station and the town centre. These views could be improved by selective removal of vegetation. Key views also include those along Castle Chain, and Spink Lane.



Graveyard on North Baileygate

2.4.4 Architectural and historic qualities of the buildings and building materials

There is some continuity to the architectural style in this character area. On Micklegate and Spink Lane, the uneven roof lines, and differences in date of some buildings is balanced by the use of red brown brick and stone detailing. Castle Chain is characterised by the stone used for the long castle boundary wall, former Main Guard and Victorian entrance lodge. The interesting roofscape afforded by the conical roof to the Main Guard and hexagonal roof of the lodge is also a distinctive feature. Castle View and Castle Keep display distinctive castellation, and a number of modest late C19th terraces make reference to the medieval origins of the area with for example, the use of decorative eaves, lancet windows and stepped brick arches.



Detailing on North Baileygate



Gothic detailing on The Butts

2.4.5 Listed buildings

There are only two listed buildings within this character area. These are the grade II No. 2-6 Castle Chain (the former Main Guard of the castle), and the grade I All Saints Church. No. 2-6 Castle Chain dates from the seventeenth century or possibly earlier and was extended and altered in the eighteenth and nineteenth centuries. Its frontage with continuous hood mould and mullioned windows dates from the nineteenth century. All Saints Church is a key landmark building, dating from the fourteenth century. It contains a double helix stair in the north west corner of the tower and is one of only two examples in England, the other being at Tamworth. The church was substantially damaged during the Civil War, and in 1967 a new nave was built in its ruins, designed by architect George Pace.



No.'s 2-6 Castle Chain

2.4.6 Contribution of key unlisted buildings

Given the substantial redevelopment of this historic part of Pontefract, all those buildings that pre-date the twentieth century (whether altered or not) make significant contribution to the conservation area. These buildings give a clue to the historic character of this once enclosed, and densely developed part of the town. The terraced houses of Spink Lane, Castle View, North Baileygate, The Booths and Beech Hill all come under this category. Castle View is particularly interesting. Originally built as a malt kiln, it was adapted into its current form in the late nineteenth century. Castle Keep and No. 2 and 3 Castle View are unusual in having flat roofs with castellated parapets. Castle Keep has a distinctive, rusticated stone elevation fronting North Baileygate. The rest of the terrace has a decorative brick cornice and door and window surrounds. Whilst being in very poor condition, the adjacent warehouse envelopes Castle House, which can be seen on the 1852 town plan. Castle House was once an impressive house with large gardens.

The Victorian entrance lodge and former refreshment rooms to the castle reflect the use of the castle as a pleasure park and are good quality examples of their building types. The Hope and Anchor pub on North Baileygate and The Old Castle pub on Micklegate are likewise attractive examples of their period which have avoided unsympathetic alterations.

All Saints Church House and Robson's Almshouses on South Baileygate also add visual interest and aid historical understanding of the area. Micklegate Methodist Church dates from the 1960's, and whilst not reflecting the historic building line, is a largely unaltered and distinctive piece of architecture. Remnants of an earlier building also survive on this site, possibly the earlier chapel that once stood here in the nineteenth century. No.'s 18-22 Micklegate are the former Perfects Hospital which is shown on the 1852 town plan.



Robson's Almshouses, South Baileygate



Detail of former refreshment rooms, Castle



Castle View



Gatepost detail, Castle View

2.4.7 Negative features

The junction of Broad Lane and Micklegate lacks continuity and enclosure on this historic street due to the widening of the road junction and development of the garage and carpet shop. The buildings here fail to make any reference to the historic location, and both detract from it. Due to its poor condition, the warehouse on Spink Lane detracts from the conservation area. A number of unlisted buildings in the area have unsympathetic alterations to them including replacement of windows, rendering and over dominant signage. Some new development has also failed to reinforce the historic character here. Remnants of historic boundary of Castle Lodge on Spink Lane, a listed building that was demolished, show how new development has sometimes failed to respect the historic interest here. The general quality of the public realm is poor and the approach to the castle could be improved.

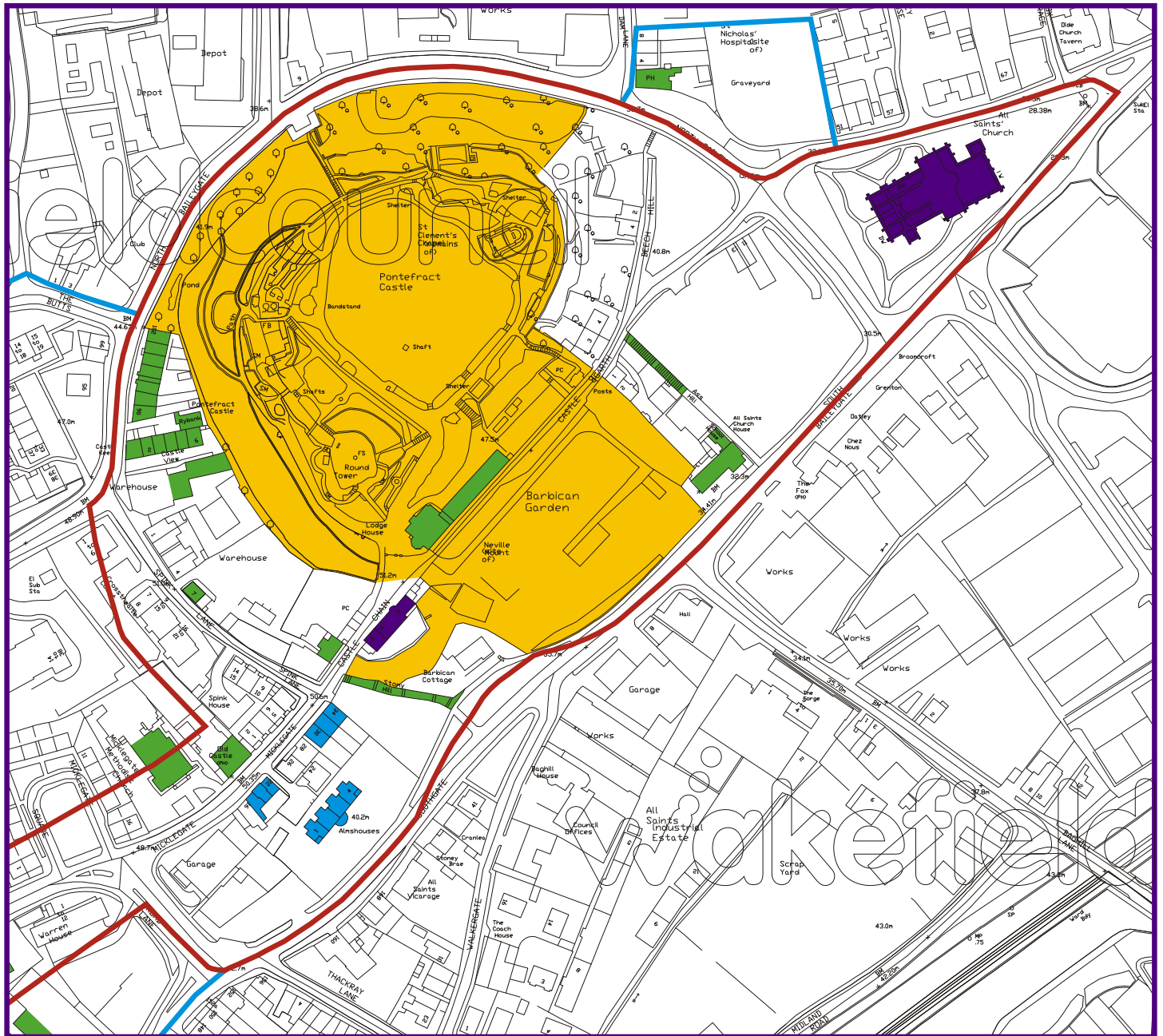
2.4.8 General condition and capacity for change

The recent conservation plan for the castle highlighted the vulnerability of the surviving fabric of the scheduled monument of the castle. Much of the ruins are subject to degradation through weathering, encroaching vegetation and vandalism. The castle is also generally underused, and much of this stems from its apparent invisibility due to surrounding trees. Security is also an issue for the site. Elsewhere, with the exception of the Spink Lane warehouse and villa, buildings tend to be in a good condition. The wall to the graveyard on North Baileygate is in disrepair and requires attention.







There is substantial room for enhancement of this part of the conservation area and reinforcement of its historic character. Future development should seek to retain those buildings and spaces which are of historic significance, and ensure that new development follows historic building lines, street patterns, and reflects the traditional scale and form of historic development here. Former commercial premises on North Baileygate are increasingly coming up for redevelopment and it is important that the setting of the castle and conservation area is fully respected. There is capacity for new development along Beech Hill, The Booths, Tanners Row, and South Baileygate between All Saints Church House and All Saints Church subject to addressing archaeological issues.

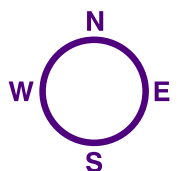
2.4.9 Appraisal maps

Existing and proposed designations - Castle Area

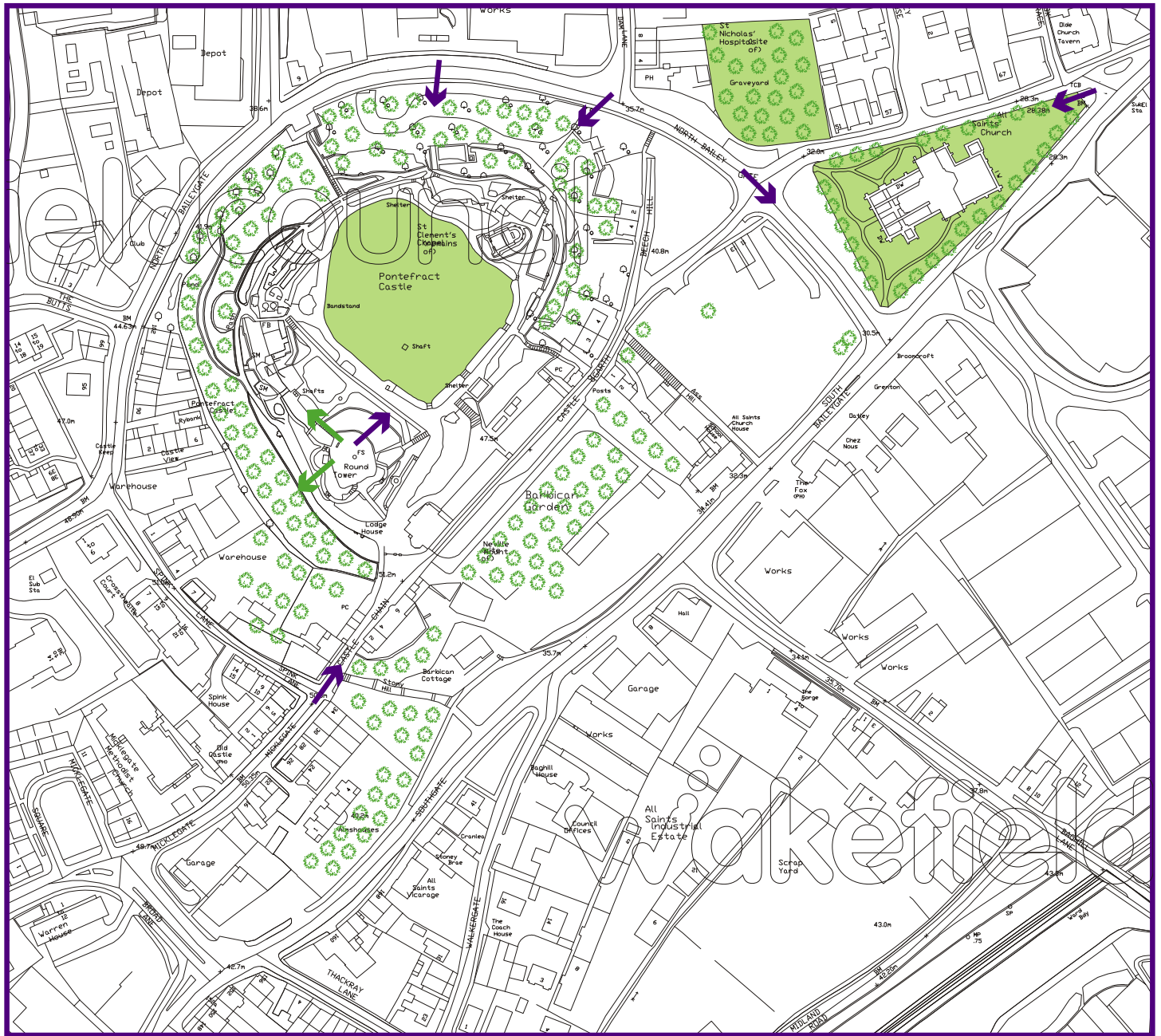


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|  | Existing Conservation Area boundary |  | Nationally listed building |  | Building included on the local list |
|  | Proposed extension to Conservation Area boundary |  | Scheduled Ancient Monument |  | Building recommended for inclusion on the local list |

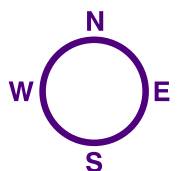


Important green spaces and key views - Castle Area



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- Important Open Space (green)
- Important trees
- Existing attractive & important views
- Key views requiring enhancement



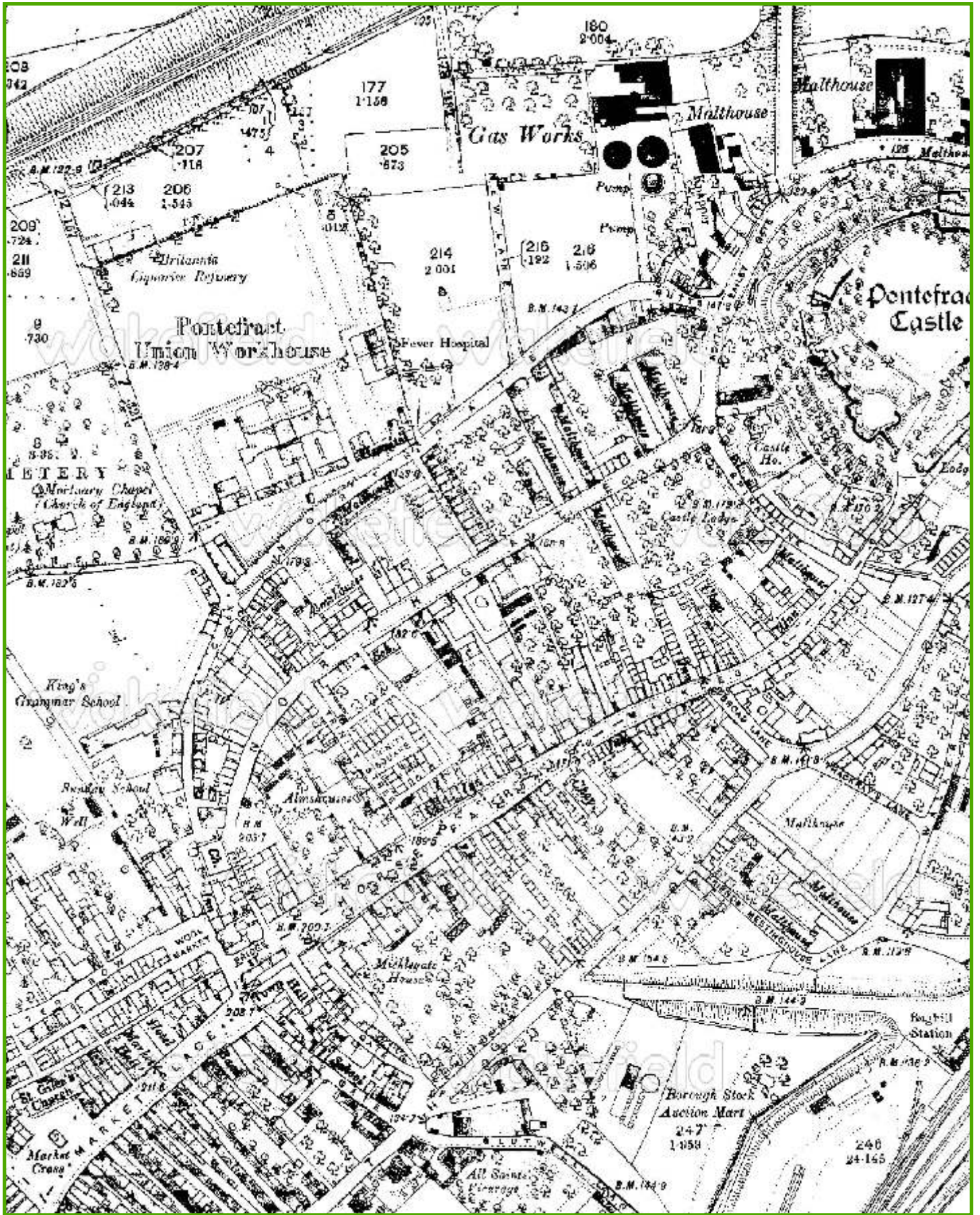
2.5 Character area 2: Horsefair, Northgate, Back Northgate, & Southgate

2.5.1 Historic development

As previously outlined, the street network surrounding the castle was established soon after the foundation of the battlement. This included Southgate, Horsefair, Northgate, Back Lane and also Finkle Street, Baxtergate, Gillygate and Bridge Street. Micklegate became the principal approach to the castle in the 14th century. The Horse Fair was held on this street, but it was not until the 1852 town plan that this name is given to the majority of its length.

Jollage's map of 1742 shows Micklegate (now Horsefair) lined with buildings and split into narrow burgage plots. Behind these there were open plots leading to Northgate and Southgate. Orchards are evident here, and a brick kiln is noted on a plot on Northgate. Trinity Hospital stood between Northgate and Micklegate and there were limited buildings lining Southgate and Northgate. Activity was clearly concentrated along Micklegate at this time. Back Lane appears undeveloped and Skinner Lane and what was to become Chapel Lane are marked on the plan.

By 1852, there had been further development on Northgate but Southgate still had little development. Micklegate House, dating from the eighteenth century, stood on Horsefair with substantial grounds to its rear, leading down to Southgate. Historic photographs from the early twentieth century show a number of townhouses which appear to date from the late eighteenth century and early nineteenth century. They also show a large number of more modest cottages built within the historic burgage plots of the street. Chapel Lane was named by this date, linking Horsefair with Southgate, and adjacent to a Wesleyan Chapel. This street was later lost with the development of Horsefair Flats in the 1960's.



Horseshair area Ordnance Survey map 1891-4

By 1891, the area had taken on a more industrial character with malt houses and liquorice works established. Trinity Street had been established between Horsefair and Northgate, and Back Northgate was beginning to be developed. Terraced housing was being developed, presumably to accommodate the workers in nearby industries. The Skinner Lane Depot was established by this time and the gateway and lodges had been built. Tower Works on Southgate was built in the early twentieth century on land formerly occupied by a liquorice plantation.



Historic photograph of Horsefair c.1905-1915



Horsefair in the 1920's

By the 1950's, there had been substantial clearance of buildings between Horsefair and Northgate. This was largely a result of bomb damage during the Second World War. Horsefair was comprehensively redeveloped in the late 1950's and 60's with offices and an estate of high rise flats by the infamous architect John Poulson. This substantially altered the character of the area between Horsefair and Southgate.



Micklegate House, 1950's - now demolished Horsefair (note Horsefair Vaults to the right)



Gardiner House, Horsefair in the 1950's - now demolished

2.5.2 General character, spaces, views and uses

Horsefair is broad and straight and rises towards Bridge Street. Buildings mostly stand against the pavement but modern buildings towards Micklegate step further back. A historic, small scale, and tightly developed built form is found towards Bridge Street, but twentieth century redevelopment has created a more open, and larger scale form towards Micklegate. Buildings by Bridge Street are mostly 2 and 3 storey, but towards Micklegate, and on the south side, buildings range from 2 to 5 storeys. Buildings on Horsefair are mostly commercial and residential. There is little reference to the historic urban grain in the housing development between Horsefair and Southgate, with Horsefair Flats standing in a landscaped setting.

Northgate and Back Northgate retain a more enclosed and tightly knit character, with greater survival of pre-twentieth century buildings. However, only a few buildings in this whole character area appear to pre-date the late nineteenth century. There are substantial remains of historic boundaries to the rear of properties along Northgate, and a number of buildings have courtyard ranges to the rear. Buildings on Northgate and Back Northgate are mostly in residential use, which creates a quieter character than Horsefair.

Horsefair is an important linear open space which reflects its historic use as a market, and there are important views up and down this historic street (albeit undermined by modern development). There is little open space elsewhere in this character area.



Horsefair today

2.5.3 Architectural and historic qualities and building materials

Due to its comprehensive redevelopment on the 1950's and '60's, there are few buildings of merit on Horsefair. Notable exceptions are the public houses on this street, which include the grade II listed Horsefair Vaults. Dating from the late eighteenth century, this building is rendered and has quoin stones, voussoir arches and a decorative ground floor frontage. The other pubs on the street include the Golden Ball and The Woodman which are brick and render, and feature over hanging eaves, mock timber framing, round arched windows and a covered coach / vehicular entrance. The stone paving which is present on Bridge Street does not extend to Horsefair which is open to traffic. The Old Military Depot gateway and lodges on Skinner Lane

are one other listed building in this character area. Dating from 1859 and sitting around a corner site, it is an imposing structure built of ashlar sandstone with projecting turrets.



Horsefair Vaults with Horsefair Flats behind

Northgate and Back Northgate have a greater survival of historic buildings (albeit that many are altered). The south side of Northgate includes former industrial premises, which stand against the pavement and their covered vehicular entrances are a strong characteristic of this side of the street. Remnants of historic, rear courtyard development also survive here. There is a substantial amount of brick terraced housing on Northgate and Back Northgate dating from the end of the nineteenth century. Whilst being of modest design, many retain decorative window surrounds and their scale relates to the historic setting in which they sit, in stark contrast with the modern buildings on Horsefair.

2.5.4 Landscape features

Southgate retains historic sandstone walling on its south side. It is of a similar appearance to that found in many of the yard areas off Ropergate, Beastfair, and Market Place. Also of note is the long expanse of brick wall on Back Northgate which is the original boundary to the former Northgate Hospital, and historic boundary features between Horsefair and Northgate in a mix of brick and stone. The latter appear to relate to historic burgage plot developments and potentially have medieval origins. This may also be stone that has been re-used from the demolition of the castle following the end of the Civil War. Majestic chestnut and lime trees stand on the north side of Southgate at the rear of Horsefair Flats. These appear to originate from the extensive gardens of the Georgian Micklegate House which stood on Horsefair until the 1970's.



Chestnut and Lime trees, Southgate



Historic stone walling, Southgate

2.5.5 Contribution of key unlisted buildings

The surviving pubs on Horsefair, together with No. 7, make a positive contribution to the street due to their small scale and varied architectural features. Their sheer survival on a street that has undergone wholesale redevelopment also makes them historically interesting.

Some of the surviving industrial premises on Northgate (No.'s 52 to 64) have been re-fronted (some with attractive Victorian fronts), but all stand closely against the pavement and appear on the 1852 Town Plan. They are an important survival of this area from the early nineteenth century and possibly earlier. The three schools on Northgate all date from the end of the nineteenth century and the start of the twentieth. The stone building which has been engulfed by the brick school on the north side of Northgate appears on the 1852 Town Plan as the Boys National School. Whilst having some alterations, these schools have attractive stone and timber work detailing.

Southgate has historically had little development along its length in this part of the conservation area, and the Tower Works is an imposing and historically significant red brick building on the corner of Broad Lane and Southgate.



Rear of No.56 Northgate



No.'s 52 to 64 Northgate

2.5.6 Negative features

The redeveloped part of Horsefair dating from the 1950's onwards has a negative impact on the conservation area. The once tightly knit, small scale and enclosed development along this historic street has been replaced by medium and high rise development in an open parkland setting. The quality of the architecture here is also basic, and it is difficult to imagine that this was once a principal medieval street leading to the castle. Horsefair Flats in particular are a negative feature, and dominant in surrounding views. Redevelopment elsewhere in this character area has failed to recognise the historic significance of the area. This includes the open traffic junction at the top of Northgate and Skinner Lane, which is dominated by traffic signals. Likewise, some modern infill development has failed to reflect the historically enclosed and mostly two and three storey character of the area. Traffic has been identified as an issue on Northgate which is used a rat run. The quality of the public realm is generally poor.

A number of surviving historic buildings in the area have been altered, and in some cases this has undermined the contribution they make to this historic area. Such alterations include rendering and alterations to windows.



Horsefair today



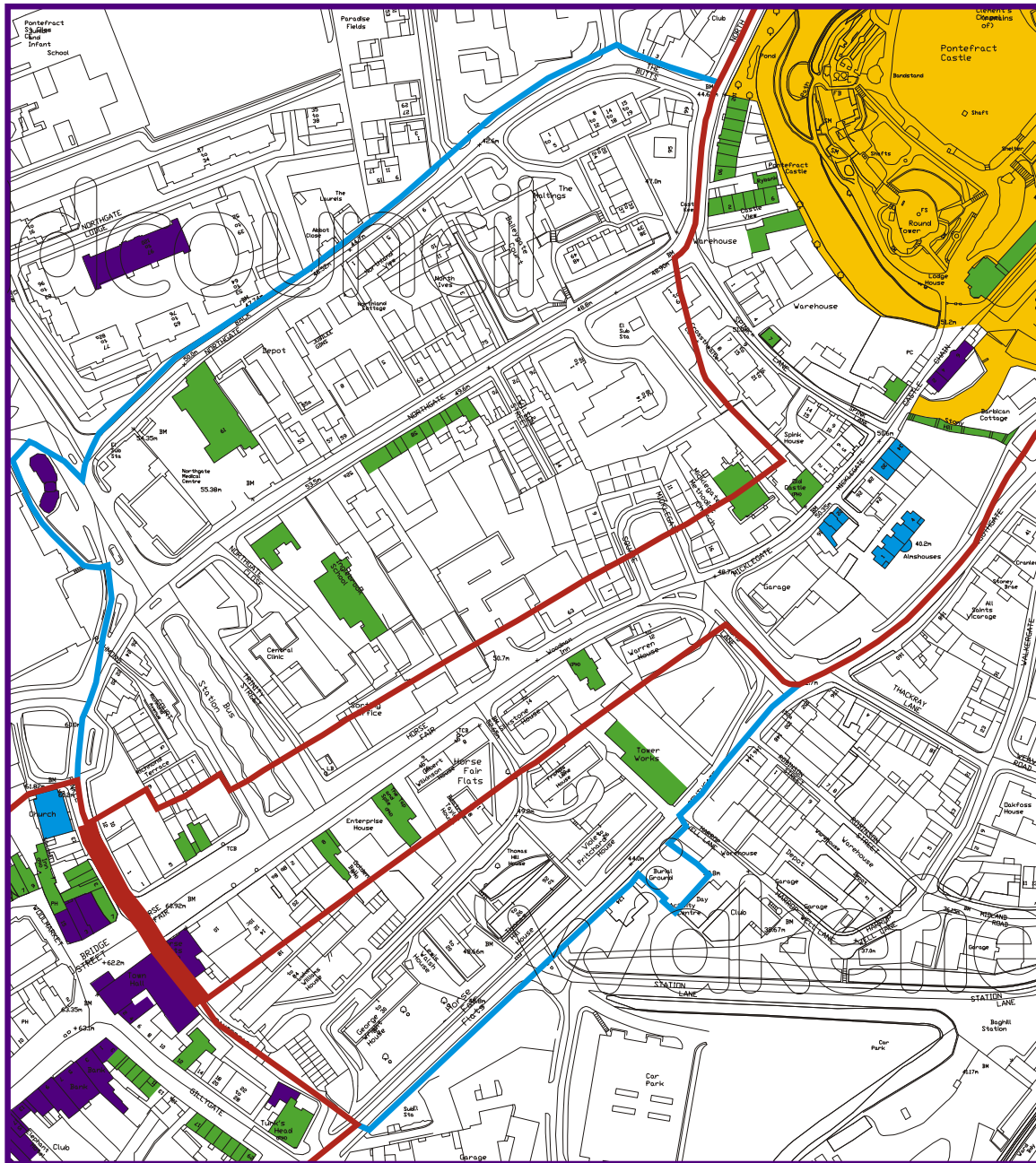
Horsefair c.1890-1910

2.5.7 General condition and capacity for change







The potential for enhancement of the historic and architectural character in this character area is significant. There is the opportunity here to redevelop with urban grain, layouts, scales and materials which reinforce the historic characteristics of this highly historic area. Remaining historic buildings here are in reasonable condition, although some have suffered from inappropriate alterations and insensitive repair. Historic sandstone walling on Southgate is suffering from repairs with cement and encroaching ivy.

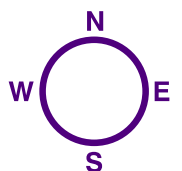
2.5.8 Appraisal maps

Existing and proposed designations - Horsefair Area

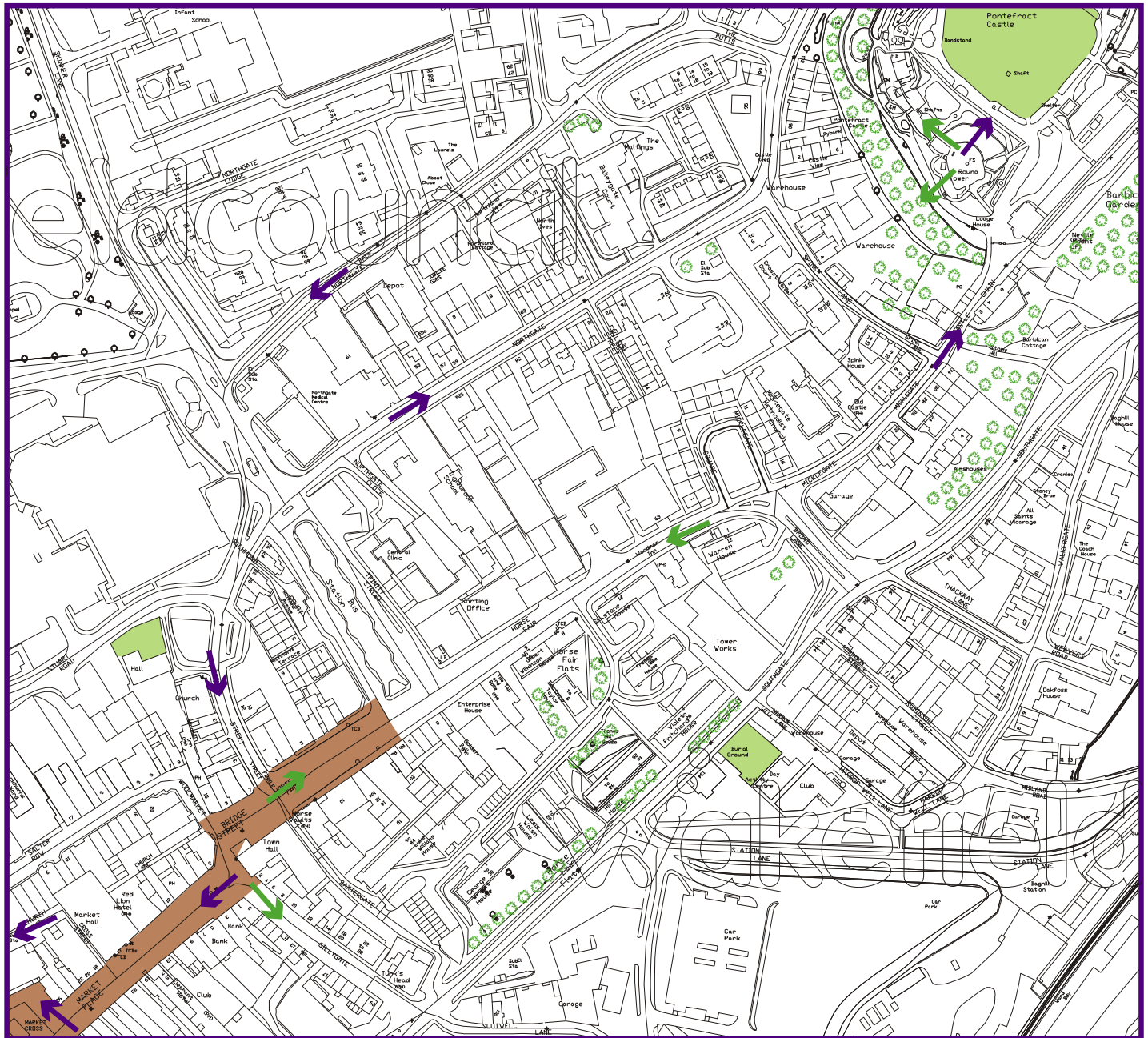


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- | | | | | | |
|--|--|---|----------------------------|---|--|
|  | Existing Conservation Area boundary |  | Nationally listed building |  | Building included on the local list |
|  | Proposed extension to Conservation Area boundary |  | Scheduled Ancient Monument |  | Building recommended for inclusion on the local list |

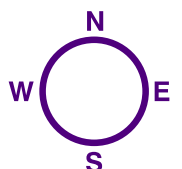


Important green spaces and key views - Horsefair Area



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- Important Open Space (brown)
- Important Open Space (green)
- Important trees
- Existing attractive & important views
- Key views requiring enhancement



3. Pontefract Castle Conservation Area Management Plan

3.1 Introduction

This management plan is a framework for the future management of the conservation area. It follows on from the definition of the special character and appearance in the conservation area appraisal, seeks to preserve the special qualities identified and also to secure enhancement of the area, by addressing the negative issues identified.

3.2 The Area

The conservation value

A full description of the conservation area is provided by the Pontefract Castle Conservation Area Appraisal document. The special interest of the area is summarised at the start.

Existing and potential threats

The special interest of the conservation area is undermined by much twentieth century redevelopment which has involved loss of historic boundaries, insensitive new development and inappropriate alterations. Horsefair, in particular, has suffered from inappropriate post war development, which failed to respect the historic significance of the street. The historic context of the castle has been undermined, and there is significant potential for enhancement of this historic area. Potential future threats include the pressure for new development, particularly on the site of Horsefair Flats, should these ever be redeveloped.

SWOT Analysis

Based upon the summary of the special interest and the recognition of existing and potential issues facing the area, it is possible to identify the strengths, weaknesses, opportunities and threats that are present, which are summarised below:

Strengths

- Highly historic area associated with national historical events, and displaying over a millennium of the town's development;

- Survival of the medieval street pattern;
- Survival of many distinctive historic buildings and boundary features;
- Proximity to the town centre, and part of a major urban centre in the district.

Weaknesses

- Insensitive post war redevelopment;
- Impact of traffic trying to avoid the Town End junction;
- Alterations to surviving historic buildings, including rendering and replacement of windows;
- Poor condition and security issues of the castle
- 'Invisibility' of the castle from surrounding areas and a poor approach to it;
- Poor standard of public realm which undermines the historic importance of the area;
- Lack of residents in certain areas (eg: The Booths) results in these areas lacking vitality;
- Some inactive frontages along key streets such as Horsefair undermining vitality, feelings of safety and general attractiveness;

Opportunities

- Considerable scope for enhancement of the historic character and appearance of the area through redevelopment of sites;
- Potential to introduce sensitively designed residential development to the area and encourage greater vitality with active frontages;
- Potential for improved design of car parking to ensure built and active frontages and reinstatement of the historic street pattern with possible use of underground parking;

- Potential for greater links between the town centre and the castle, and improvement of Horsefair as the major route for this;
- Potential for greater celebration and promotion of the area's important history, and involvement of the press and media;
- Potential to engage property owners in the management of the area by producing guidance.

Threats

- Inappropriate or standard new development which fails to recognise the historic importance, urban grain and character of the area;
- Further loss of or inappropriate alterations to historic buildings and boundary features;
- Blocking of key views of the castle from new development outside the conservation area;
- Threat of standard designed highway works to undermine the public realm;
- Threat of loss of parking facilities (due to redevelopment) which may deter visitors from the town.

3.3 Planning policies

3.3.1 National policy

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Section 71 of the Act places a duty for local planning authorities to formulate proposals for the preservation and enhancement of conservation areas. Planning Policy Statement 5: Planning for the Historic Environment sets out the Government's national policies on the historic environment.

3.3.2 Local policy

Part of the Wakefield Council Unitary Development Plan First Alteration (2003), together with Local Development Framework (LDF) Core Strategy and Development Policies Document (adopted 15th April 2009) form the statutory development plan and policies for Wakefield District and

include the spatial vision, the strategic development strategy and strategic policies.

Heritage forms an overarching theme that cuts across a number of the objectives of the LDF, which acknowledges Wakefield's numerous and extensive historic and natural assets, the significant contribution they make to the identity of the district and to the quality of life of its residents and their attraction for visitors to the district. The following policies within the LDF are relevant to the Market Place conservation area (full details can be found in the appendix):

- CS 10: Design, Safety and Environmental Quality
- D8: Landscape Character
- D9: Design of new development
- D10: Extensions and alterations to dwellings
- D12: Landscape Design
- D16: Advertisements & Shop Front Design
- D17: Development affecting archaeological sites
- D18: Development affecting historic locations
- D19: Development affecting buildings of local interest

The Council is committed to implementing the above national, regional and local policies within the conservation area.

3.3.3 Specific Pontefract Castle Conservation Area guidance

There is a need for specific planning policies for the Market Place conservation area. These follow from the heritage need identified within the conservation area appraisal:

| General | |
|-----------------|--|
| G1 | The conservation area will be reviewed on a regular basis, and the character appraisal and management plan updated where necessary. A dated, photographic record will be carried out at this time to monitor change. |
| G2 | A buildings at risk study will be carried out and building owners notified of maintenance and repair works required to their properties. Statutory action will be used, where appropriate to ensure buildings are adequately maintained. |
| G3 | All buildings, boundary features, views, open spaces and trees which contribute to the character of the conservation area shall be protected and enhanced. |
| G3 | All buildings, boundary features, views, open spaces and trees which contribute to the character of the conservation area shall be protected and enhanced. |
| New Development | |
| N1 | Development in the vicinity of Pontefract Castle and All Saints Church shall ensure that the dominance of the castle and church is retained in the townscape and safeguard important views of these monuments. |
| N2 | Development shall not prejudice future schemes for the castle's enhancement or interpretation. |
| N3 | New development shall respect historic boundaries, the historic urban grain, scale, materials and landscape features of the conservation area. |

| N4 | There shall be a presumption in favour of retaining buildings that make a positive contribution to the conservation area. Any proposals for demolition of such assets shall address the policy criteria in Planning Policy Statement 5: Planning for the Historic Environment. |
|----------------------------|---|
| N5 | The historic street pattern of the conservation area shall be reinforced in any new development. The massing of new development shall be concentrated against the street, with subservient development to the rear of plots. Enclosure shall be encouraged in any new development along the main streets. |
| N6 | There shall be a presumption against development on the site of the Anglo Saxon chapel. |
| Conservation & Enhancement | |
| C1 | Opportunities shall be taken for the repair of the historic urban grain in any new development. |
| C2 | Opportunities shall be taken to reinstate and retain historic architectural features and details, including traditional roof coverings, windows, and boundary features. Consideration shall be given to the use of Article 4 directions on residential properties in the area, which would bring greater planning control over alterations to properties. |
| C3 | Opportunities shall be taken for redevelopment of the non historic buildings along Horsefair, and replacement with development which makes reference to the historic character of the area. This primary route from the town to the castle shall be enhanced and reinforced. |
| C4 | Opportunities should be taken to enhance views of the castle by partial removal of trees on the monument. |

| Public realm | |
|-----------------------|--|
| P1 | Historic and traditional surfacing shall be retained and repaired wherever possible. |
| P2 | Opportunities shall be taken to reinstate traditional surfacing, and in particular improve the public realm along Horsefair. |
| P3 | Street furniture, including street lighting, should be of a standard, durable design and sensitively and rationally located in order to avoid street clutter. |
| P4 | Wherever possible, opportunities should be taken to combine CCTV and street lighting in combined units, in order to avoid street clutter. Opportunities to attach lighting and CCTV to buildings within appropriately designed units, should be taken wherever possible. |
| Shop fronts and signs | |
| S1 | The Wakefield MDC Shop Front Guidance shall be followed. |
| S2 | Where historic shop fronts remain, they should be retained and repaired in situ. |
| S3 | Fascias shall not comprise more than 20% of the overall height of a shop front. |
| S4 | Internal illumination within building signage shall be avoided wherever possible. Where illumination is considered necessary, the limited use of small spotlights, or well designed trough lighting may be acceptable. |
| S5 | Banners on buildings shall be avoided. |

3.4 Planning measures

In addition to the planning policies outlined above, there is a need to use additional planning measures in order to safeguard and enhance the special qualities of the conservation area.

Enforcement Action

Where appropriate, the Council will take enforcement action against unauthorised development.

Use of Urgent Works, Repairs and Amenity Notices

The Council will consider the use of its statutory powers under sections 48 and 54 of the Planning (Listed Buildings & Conservation Areas) 1990 and section 215 of the Town and Country Planning Act 1990, in order to address buildings in disrepair and which adversely affect the amenity of the area. These powers will be considered in conjunction with opportunities for grant funding and wider regeneration opportunities.

Use of Section 106 agreements

Where appropriate, consideration will be given to the use of legal agreements with local developers in order to secure improvements to the conservation area, such as public realm enhancement. A sum of £45,000 has been committed from the Prince of Wales colliery redevelopment towards tree thinning and illumination for the castle.

Use of article 4 directions

Consideration will be given to the withdrawal of permitted development rights to control further changes to the area. This will be done in conjunction with further local consultation.

3.5 Design standards

In addition to the specific guidance on Pontefract Castle conservation area (see above), a framework for design and maintenance standards will be implemented to ensure that there are mechanisms in place to secure the long term preservation and enhancement of the conservation area.

Wakefield Shop Front Guide

Wakefield Shop Front Guide has been developed to promote and improve the quality of shop fronts within the Wakefield District. The document provides guidance to help raise the quality of the design and construction of a new shop front over and above the standard required to meet statutory requirements. The guidance encourages well designed, high quality proposals that are sensitive and make a positive contribution to their environment. The guidance is a material consideration in planning applications of this type.

Maintenance & Repair Guidance

A maintenance and repair guide for conservation areas and listed buildings is in the process of being produced. This will provide guidance to property owners, tenants and members of the public on the importance of regular maintenance and how historic buildings in the area should be repaired and maintained.

Public realm standards

There is recognition of the importance of maintaining and further developing this aspect of the conservation area. A set of public realm standards will be produced to guide alterations and maintenance of the public realm. This will involve close collaboration with Wakefield Council Highways Maintenance and Cleansing Officers.

3.6 Engagement

It is important that any future proposals for the conservation area take opportunities to fully involve local residents, businesses and amenity groups. There is huge potential for greater involvement of these communities in promoting, maintaining and enhancing this conservation area. Local heritage festivals and proposals for the future development of the castle site offer such opportunities.

3.7 Co-ordination with other initiatives

There will be co-ordination of the conservation and enhancement of the area together with other initiatives relating to housing, regeneration and heritage. Council conservation officers sit on the Pontefract Renaissance Officers Group to ensure co-ordination with other Council departments. There will also be co-ordination with the Pontefract Renaissance Steering Group, Town Centre Partnership, English Heritage, Culture Services, Wakefield District Housing and the various amenity groups with interests in the castle area.

3.8 Review of the conservation area

A dated photographic record and survey of the conservation area will be carried out every 5 years in order to monitor change and the effectiveness of this plan.

Appendix 1: Local Development Framework Policies

Policy CS 10

Design, Safety and Environmental Quality

Good design is a key element in sustainable development. Improving our places through raising the quality of the built environment is one of the Community Strategy's underpinning challenges and also a key part of urban renaissance. The design of buildings and spaces will be improved and opportunities for crime reduced. The district's built environment, landscape features and wildlife habitats will be protected and enhanced. Protected ecological and geological sites cover just 2% of the district's land area and tree cover is only 3.8%, one of the lowest percentages in the country. A number of Scheduled Ancient Monuments, Conservation Areas, historic buildings, archaeological remains and historic landscapes contribute to the local distinctiveness and character of the district. In all parts of the district, new development will:

- a. incorporate sustainable buildings, spaces and landscaping of high quality design which:
 - i. are appropriate to their location in terms of scale and density;
 - ii. protects and enhances local character and distinctiveness taking local building traditions into account;
 - iii. takes into account the different landscape character across the district, including the Calder Valley, the Northern Coalfield areas, the Went River basin, the Limestone Escarpment and the south-east and south-west coalfield areas.
- b. create safe and secure environments that reduce the opportunities for crime in all parts of the district;
- c. protect and enhance the district's historic assets particularly Scheduled Ancient Monuments, Conservation Areas, historic buildings, archaeological remains and historic landscapes;
- d. protect and enhance the district's biological and geological diversity and green infrastructure including the need to increase tree cover across the district,

safeguard designated sites of international, national, regional and local importance, ancient woodland and other ecological assets, including priority habitats and species;

- e. minimise the risk from all forms of pollution and contamination for existing and future occupants, the wider community and the environment, particularly within the defined Air Quality Management Areas along the M1, M62 and A1 corridors and in the urban areas in the western and northern parts of the district.
- f. bring about improvements to the local environment including the reclamation of derelict or degraded land, where appropriate, particularly in former mining communities such as Castleford, Pontefract, South Elmsall, Sharlston, and South Hiendley.
- g. helping reduce fossil fuel dependency, by promoting designs which incorporate energy efficiency and renewable energy generation technology.

Policy D 8

Landscape Character

Landscape is an important and highly valued environmental resource within Wakefield District. Development within the countryside, on the edge of settlements or within areas of open urban green space shall contribute towards the protection, maintenance and enhancement of the character of the district's landscape, its biodiversity, and where appropriate, the recreational quality of the area. The Council may require an evaluation of the impact of development on the landscape to be submitted with development proposals. Impact upon the landscape will be assessed having regard to the extent to which development would:

- a. adversely affect landscape elements which contribute to landscape character such as landform, field boundaries, or settlement patterns;
- b. adversely affect vegetation and trees which are characteristic of that landscape type;
- c. cause unacceptable visual intrusion; and
- d. introduce or remove incongruous landscape elements.

Policy D 9

Design of New Development

Within the district are a diverse range of settlements which have distinctive local characteristics. In order to maintain and enhance local diversity all new development shall make a positive contribution to the environment and amenity of its locality by virtue of high quality design, layout and landscaping. The Council will support the enhancement of public spaces, including provision of works of art in public places, and in appropriate cases this may be required as part of major development proposals. In particular proposals shall:

- a. respect, and where appropriate enhance the character of the locality in terms of design, scale, massing, height, density, layout, materials and colour;
- b. provide a quality setting within the development;
- c. retain, and where appropriate enhance important ecological and landscape features;
- d. respect, and where appropriate enhance existing natural and built features, skyline, landmarks or key views that contribute to the character and local distinctiveness of the area;
- e. incorporate high quality landscaping and boundary treatment;
- f. incorporate arrangements for access of vehicles, pedestrians and cyclists;
- g. incorporate arrangements for servicing, waste handling, recycling and storage;
- h. incorporate sensitive treatment of ancillary development such as parking and service areas and provide satisfactory screening where appropriate;
- i. Incorporate sensitive treatment of wiring, cabling and pipelines either by laying underground or providing adequate screening or landscaping;
- j. allow for flexibility to adapt non-residential development to alternative uses to meet changing needs and circumstances over the lifetime of the development;
- k. have no significant detrimental impact on the amenity of neighbouring users or residents and existing or prospective users;

- l. allow easy access for all members of the community such as disabled people, elderly people and people with push chairs or young children;
- m. allow the opportunity for access to adjoining undeveloped land so it may subsequently be developed; and
- n. provide open space and recreational facilities in all new housing developments which is related to the scale, type and density of the development, and to the nature of the site and its surroundings.

Policy D 10

Extensions and Alterations to Dwellings

Throughout the district's settlements are a diverse range of residential neighbourhoods, many of which have distinctive local characteristics which should be maintained or enhanced. Extensions and alterations to dwellings shall respect residential amenity, the character and scale of the dwelling, and its location. Development will only be permitted if it would not:

- a. reduce the space about the dwelling resulting in significant harm to residential amenity or character of the area;
- b. significantly reduce the privacy of occupants of the dwelling or neighbouring properties;
- c. significantly overshadow neighbouring dwellings resulting in harm to the amenity of occupants of the dwelling or neighbouring properties;
- d. be discordant with the style of the original dwelling or result in significant harm to the character of the area.

Policy D 12

Landscape Design

Landscape is an important and highly valued environmental resource within Wakefield District. New development shall be designed so that important existing landscaping features such as water bodies, trees, hedgerows, stone walls and other elements identified in the Landscape Character Assessment together with any new features are incorporated as an integral part of the proposal. In particular development proposals shall:

- a. conserve and integrate existing natural features;
- b. use new landscape features such as planting, shelter belts, and green spaces to integrate development with the wider landscape;
- c. integrate new and existing development at the boundaries of the site through the continuity of landscape;
- d. create areas of valuable habitat for wildlife by additional planting of native species rather than by using purely decorative planting; and
- e. where appropriate allow public access and/or provide opportunities for recreation.

Policy D 16

Advertisements and Shopfront Design

Shopfronts, signs and advertisements make a significant contribution to the character and local identity of the district's town centres.

1. The development of new or replacement shopfront units and display of advertisements will only be permitted if they satisfy the following criteria:
 - a. the design is consistent with the character of the existing building in terms of scale, quality and use of materials;
 - b. proposals respect the character of the locality and any features of scenic, historic, architectural, cultural or other special interest;
 - c. the shop fascia is designed to be in scale, in its depth and width, with the façade and street scene of which it forms part.
2. Proposals for the alteration of existing shopfronts or installation of new shopfronts and display of advertisements on a Listed Building or within a Conservation Area should preserve and enhance the character and appearance of the building, the area in which it is located and any features of architectural or historical interest. Existing traditional shopfronts shall be retained and restored unless exceptional circumstances apply. Proposals for new shopfronts and advertisements must be of a high standard of design and be appropriate in style, scale and materials to the building and its setting.

Policy D 17

Within the District are a number of Scheduled Ancient Monuments, and other unique archaeological assets. New Development has also led to the discovery and excavation of remains of national, regional and local importance such as Roman and Iron age Settlements and a chariot burial.

1. Development that affects the site or setting of a Class I or Class II archaeological site will only be permitted if there are exceptional circumstances of over-riding public interest and suitable protective and mitigation measures can be implemented to safeguard the archaeological value of the site.
2. In the case of Class III sites permission will only be permitted where:
 - a. The archaeological remains will be preserved in situ through careful design, layout and siting of the proposed development; or
 - b. When in-situ preservation is not justified or feasible, appropriate provision is made by the developer for excavation and recording before and/or during development and for the post-excavation analysis, publication, and archive deposition of any findings.
3. Where development proposals affect sites of known or potential archaeological interest, an appropriate archaeological assessment and evaluation will be required to be submitted as part of the planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.

Policy D 18

Development Affecting Historic Locations

Development within or likely to affect the district's Historic Parks & Gardens, Historic Landscapes, Conservation Areas and Sites of Historic Battles will only be permitted where there is no adverse impact on:

- a. open spaces, views, landmarks and landscape that contribute to their character, appearance or setting;
- b. the character of any buildings or structures having regard to local scale, proportion, details and materials;

c. the preservation of features of architectural, archaeological and historic interest.

The Council will require that plans for development clearly illustrate the impact of the proposal on any features of architectural, archaeological and historic interest of the area. Such applications must also be supported with full details of the proposal.

Policy D 19

Development affecting Buildings of Local Interest

Within the district are a number of buildings which are identified for protection because of their local significance in terms of their historical or architectural interest. These include buildings of local community interest, individual buildings or groups of buildings that contribute to the character or identity of an area, and buildings which are examples of important work by local architects or builders. Development including extensions, alterations, and changes of use to Buildings of Local Interest will only be permitted where there is no adverse impact on:

- a. any features of special architectural or historic interest; and
- b. the character, appearance and setting of the building.

Appendix 2: References

Planning (Listed Buildings & Conservation Areas) Act 1990

www.opsi.gov.uk/acts/acts1990/Ukpga_19900009_en_1.htm

Planning Policy Statement 5: Planning for the Historic Environment

www.communities.gov.uk/publications/planningandbuilding/pp5

English Heritage Guidance on Conservation Area Appraisals and Management of Conservation Areas

www.english-heritage.org.uk

Pontefract Central Area Masterplan

www.wakefield.gov.uk/Planning/Regeneration/FiveTowns/pontefract_town_centre.htm

Pontefract Castle, St Johns Priory and Environs Conservation Plan (Field Archaeology Specialists) - Pontefract Museum should be contacted to obtain a reference a copy

Historic photographs

www.wakefieldmuseumcollections.org.uk/

Appendix 3: Glossary

| | |
|-----------------------------|---|
| Anglo-Saxon | This refers to settlers from the German regions of Angeln and Saxony, who made their way over to Britain after the fall of the Roman Empire around AD 410. The Anglo-Saxon period lasted for 600 years, from 410 to 1066, and in that time Britain's political landscape underwent many changes. |
| Article 4 directions | These can be applied to residential properties to bring alterations such as re-roofing, rendering, removal of chimneys, replacement of windows and removal of boundary walls, under planning control. Ordinarily, these works to dwellings do not require planning permission. |
| Double helix stair | A staircase in the shape of a double helix (the shape of DNA). |
| English Civil War | The English Civil War consisted of a series of armed conflicts and political machinations that took place between Parliamentarians and Royalists between 1642 and 1651. The Civil War led to the trial and execution of Charles I, the exile of his son Charles II, and the replacement of the English monarchy with first the Commonwealth of England (1649–1653) and then with a Protectorate (1653–1659), under the personal rule of Oliver Cromwell. Constitutionally, the wars established a precedent that British monarchs could not govern without the consent of Parliament. |
| Hood mould | Moulded drip stone, traditionally used to protect a wall, door or window from the weather. |
| John Poulson | Poulson was a disgraced architect who caused a major political scandal when his use of bribery and connections to senior politicians to gain building contracts were disclosed in 1972. He was based in Pontefract. |
| Motte and bailey | A defensive structure consisting of a tower on a steep artificial earthen mound (motte), sited inside defences (bailey) enclosed by a ditch, bank and palisade. |
| Mullioned windows | A window divided by vertical posts, usually in stone |
| Norman Conquest | The Norman conquest of England began in 1066 with the invasion by William the Conqueror and his success at the Battle of Hastings resulted in Norman control of England. |
| Parliamentarians | Supporters of Parliament in the English Civil War. They included Puritans, the more militant Members of Parliament, merchants, and people of the richer areas of the South and East Of England. |
| Royalists | Supporters of the monarchy in the English Civil War. They included Catholics, most of the Nobles and gentry, about half of all Members of Parliament, and people of the poorer areas of the North and West. |

Scheduled Ancient Monument

A monument designated under the Ancient Monuments and Archaeological Areas Act 1979. Designations tend to have archaeological interest, instead of simply historic or architectural interest (as with listed buildings). Scheduled monuments are of national interest, and cannot be occupied dwellings.

Appendix 4: Consultation Responses

| Respondent | Theme | Detail | How addressed |
|--------------------------|------------|--|----------------------|
| Resident | Masterplan | DTZ proposals should be looked at in detail now while there is time to get it right, so that whole scheme can go ahead when economic situation improves. | Management Plan |
| | Issues | There is a lack of residents in the precinct, including Horsefair, alleys to the west off Liquorice Way, and The Booths. | SWOT analysis in 3.2 |
| | Solutions | To help recreate the medieval street pattern, car parks should be buried one floor deep and using the invaluable fall of the land. Ground level could then be used for housing and shops in the Liquorice Way area, squash courts and off Horsefair. | SWOT analysis in 3.2 |
| Pontefract Civic Society | General | Review is timely and reports are thorough, professional and informative. Welcomes public consultation and involvement efforts. | |
| | Policy | Make reference to policy D18 in LDF to give more emphasis to policy background. | Management Plan 3.3 |

| Respondent | Theme | Detail | How addressed |
|------------|------------|--|---|
| | Issues | In addition to ones identified in appraisals, there is an absence of any real commitment to improve links from Horsefair and Micklegate to the Castle (on English Heritage at risk register). Castle remains isolated and unseen from the town centre. Question whether there is any commitment to remove some trees by the castle in order to make it more visible and attract tourists. | Management Plan specific policy C3 & C4 (section 3.3.3) |
| | Boundaries | Supports the proposed extensions. In addition, would like to see following included: <ol style="list-style-type: none"> 1. Open land by St Johns Priory site. This important historical site preserves open aspect to setting of the castle. Question whether the site's development is sufficiently protected by Scheduled Monument designation; 2. South side of Southgate stone boundary walls, Quaker cemetery and Dental Practice. Possibly also plot divided by Walkergate and its link through to Station Lane. Walkergate appears to be a plot defined by the Jollage map. There is also evidence of industrial buildings linked to liquorice production, a key characteristic of Pontefract's heritage. | <ol style="list-style-type: none"> 1. Extension here explored, however, it is considered that this is visually some distance from the castle, the adjoining area of modern housing does not retain any special character or appearance, and the scheduled monument designation provides highest level of protection already; 2. The stone walls on the south side of Southgate are a historically important landscape feature. They predate those on the north side of the road. It is not considered that the dental practice building (no. 134 Southgate) itself is of any particular significance and extension here could dilute the character of the conservation area. The burial ground clearly does have historic interest. The walls and burial ground are recommended for inclusion (see maps). |
| Councillor | Boundary | St Johns Priory should be included in the Castle Conservation Area. | Extension here explored, however, it is considered that this is visually some distance from the castle, the adjoining area of modern housing does not retain any special character or appearance, and the scheduled monument designation provides highest level of protection already. |

| Respondent | Theme | Detail | How addressed |
|--|-----------------------------------|---|---|
| Councillor | Boundary | St Johns Priory should be included in the Castle Conservation Area. | As previous |
| Resident | Appraisals and management plans | Seems thorough | |
| | Issues facing conservation area | Decay of buildings, rogue planning, allowing more buildings to be pulled down, road building. | Management Plan |
| | Solutions | Stricter planning controls and more publicity Decommission of 1960's buildings, including Horsefair Flats and library, and cheapness of shop fronts | Management Plan specific policy C3 (section 3.3.3) |
| Pontefract & District Archaeological Society | Boundary Castle Conservation Area | Inclusion of the area at the junction of Mill Dam and North Baileygate is welcome. The area should be extended to be bounded by Mill Dam Lane, Ferrybridge Road and Box Lane which would include St Johns Priory and the site of the Water Mill adjacent to Mill Dam Lane (which is recorded on early editions of the Ordnance Survey maps). Consideration should also be given to including the site to the north of this area bounded by the railway as it is the site of the recently discovered pottery kiln. The site of New Hall, the preserved remains of the Elizabethan Hall could also be included. | Extension here explored, however, it is considered that this is visually some distance from the castle, the adjoining area of modern housing does not retain any special character or appearance, and the scheduled monument designation provides highest level of protection already. Whilst being an area of archaeological significance, it is not considered that conservation area designation would bring any additional protection for the archaeological sites. |
| Resident | Boundary | Suggests extending Castle area to include St Johns Priory. | Extension here explored, however, it is considered that St Johns Priory is visually some distance from the castle, the adjoining area of modern housing does not retain any special character or appearance, and the scheduled monument designation provides highest level of protection already; |

| Respondent | Theme | Detail | How addressed |
|-------------------------|-------------------------------------|---|---|
| | Issues facing conservation area | Litter Lack of public investment | Management Plan |
| Public meeting comments | General questions | What is the benefit of Horsefair Flats being included? | LR explained this is to bring the whole historic street pattern into the conservation area, and ensure future development of the flats area fully realises the historic importance of this site. This would also provide protection for the trees on Southgate. |
| | | Why doesn't the area include the Quakers' Burial Ground? | This has now been addressed (see maps) |
| | | Traffic and parking concerns have not been addressed in past, so would not support redevelopment of car parks | SWOT analysis in 3.2 |
| | | Is St Johns Priory in the conservation area? | Extension here explored, however, it is considered that St Johns Priory is visually some distance from the castle, the adjoining area of modern housing does not retain any special character or appearance, and the scheduled monument designation provides highest level of protection already; |
| | | Could the castellated building behind Morrison's be included in the conservation area? | Now included (see maps) |
| | Key characteristics | Medieval layout and street pattern, history of the castle | Conservation Area appraisal 2.1 |
| | Issues facing the conservation area | The castle has little signage and is not clearly visible from anywhere. | General condition (2.4.8) and SWOT analysis (3.2) |

| Respondent | Theme | Detail | How addressed |
|------------|-------|--|---|
| | | Traffic circulation needs improving, as Northgate has become a rat run. The supermarkets have had an impact here. | Negative Features (2.5.6) and SWOT analysis (3.2) |
| | | <p>Approach to the castle is disappointing, with inappropriate public realm. There should be setts/cobbles from Spink Lane to the castle to create a feeling of arrival. Stoney Hill Steps and Castle Chain House would also benefit.</p> <p>Spaces between the castle and town centre are uninviting and do not encourage people to venture through. Horsefair should be redeveloped in keeping with its origins.</p> | Negative features (2.5.6) and SWOT analysis (3.2) |
| | | Tourism is very important and the castle is the key to this. The castle should be advertised and receive better recognition. | SWOT analysis (3.2) |
| | | The condition of listed buildings is often difficult to assess. | Guideline G2 (section 3.3.3) |
| | | Redevelopment along Southgate. | Negative features 2.5.6 |
| | | There is a need to raise awareness of the town's heritage, and engage the press and media. | SWOT analysis 3.2 |
| | | There should be a mechanism for informing owners with guidance notes when a property is bought. | <p>SWOT analysis 3.2 and Design Standards 3.5</p> <p>This will be discussed in conjunction with Land Charges. In the meantime a Repair and Maintenance Guide is under preparation for publication on the web.</p> |

| Respondent | Theme | Detail | How addressed |
|------------|-------|--|---|
| | | The listed cemetery chapels are a lost opportunity. | Consideration has been given to whether these could form part of the conservation area. As they are some distance from the rest of the conservation area, are visually separated by the supermarkets, and are already protected by listing, it is not considered that they should be incorporated into the conservation area. |
| | | Trees should be removed from around the castle as many are dangerous and have no historical value. Some of these trees cause damage to properties. | Management plan policy C4 (section 3.3.3) |
| | | Proposed buildings of local interest appear to be a good assessment. | No action |

Appendix 5: Buildings recommended for inclusion on the local list

- Micklegate Methodist Chapel
- The Old Castle public house
- Castle Keep and Castle View, North Baileygate
- No.'s 90-102 North Baileygate
- Villa at rear of Spink Lane warehouse
- Lodge and refreshment rooms, Pontefract Castle
- The Hope & Anchor public house
- All Saints Church House
- No. 1-7 Spink Lane
- Robson's Almshouses
- Castle House, Castle Chain
- Castle Chain Lodge, Castle Lodge
- Ass Hill Steps
- Stony Hill Steps
- The Woodman (Dominos Pizza), Horsefair
- Antix (formerly The White Swan / Tap & Spile), Horsefair
- The Golden Ball Public House, Horsefair
- No. 7 -9 Horsefair
- Tower Works, Southgate
- No.'s 56 to 64 (even numbers) Northgate
- Former School Building on north side of Northgate (No. 62)
- Former school buildings on south side of Northgate (St Giles)

