

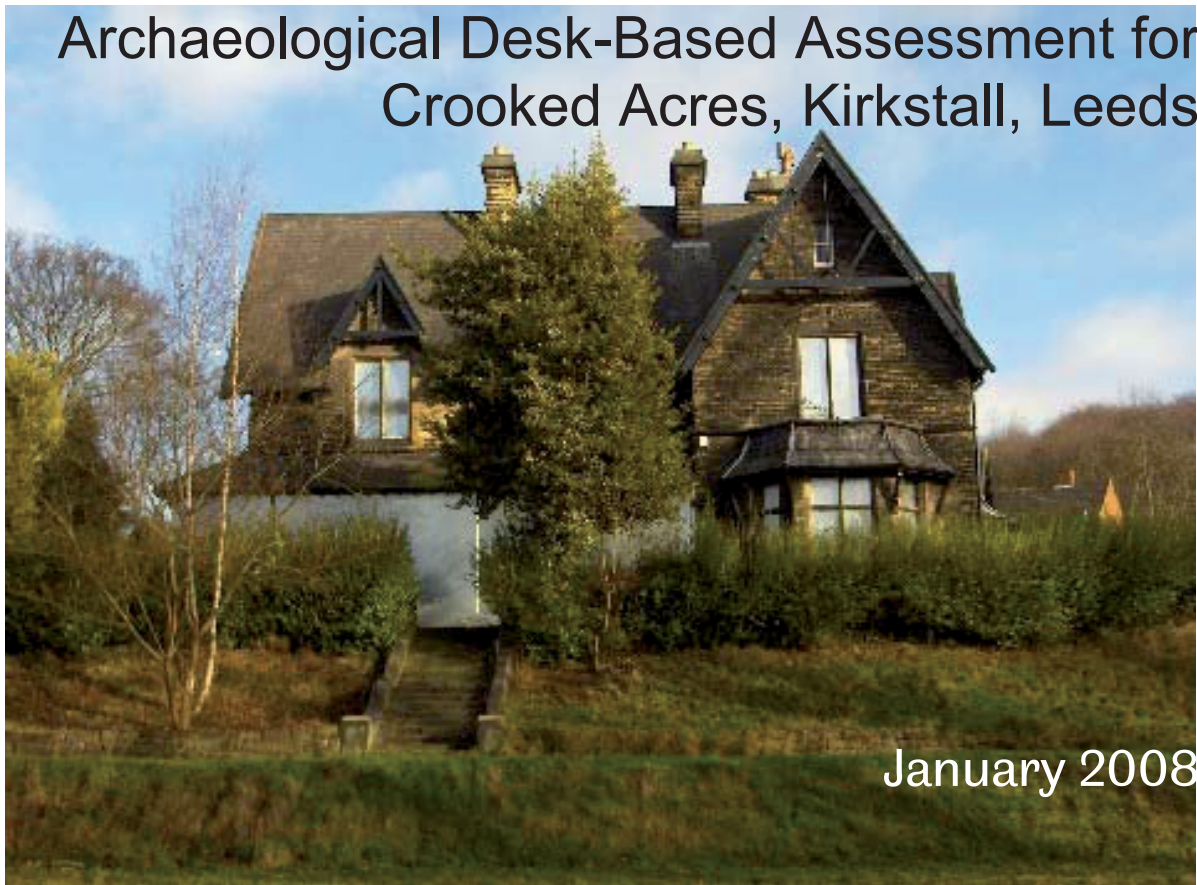


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Project Report 1167.1(1)

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## Archaeological Desk-Based Assessment for Crooked Acres, Kirkstall, Leeds



January 2008

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By Tim Cooper

Prepared For:

**SMC Gower Architects**  
**The Round Foundry**  
**105 Water Lane**  
**Leeds**  
**LS11 5WD**

# Crooked Acres, Spen Lane, Kirsktall, Leeds LS5 3SJ

National Grid Reference: SE 260 363

## Archaeological Desk-Based Assessment

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Checked by:	Passed for submission to client:
Date:	Date:
Tim Cooper <i>Project Archaeologist</i>	Glyn Davies <i>Project Manager</i>

# OASIS SUMMARY FORM

## PROJECT DETAILS

OASIS identifier            **arcus2-36472**

Project title                Crooked Acres, Kirkstall

Short description of the project    Desk based assessment of an empty Victorian house and garden that had been converted to a mental hospital. The site is adjacent to Kirkstall Abbey

Project dates                December 2007, January 2008

Previous/future work        No/Not known

Monument type and period        Domestic/House/Detached House Post Medieval  
Health and Welfare/Hospital/Psychiatric Hospital/Mental Hospital Modern

Significant finds  
(artefact type and period)        None

## PROJECT LOCATION

County/Parish                West Yorkshire/Leeds

Site address                 Crooked Acres, Spen Lane, Kirkstall, Leeds LS5 3SJ

Site co-ordinates            SE 260 363 (centred)

Site area                     1 ha

Height OD                    47m

## PROJECT CREATORS

Organisation                ARCUS

Project brief originator     Developer

Project design originator    ARCUS

Director/supervisor         Glyn Davies

Project manager             Glyn Davies

Sponsor or funding body    SMC Gower Architects

## PROJECT ARCHIVES

<b>Archive Type</b>	<b>Location/Accession no.</b>	<b>Content (e.g. pottery, metalwork, etc)</b>
Physical	none	
Paper	none	
Digital	none	

## BIBLIOGRAPHY

Title                          Archaeological Desk-Based Assessment, Crooked Acres, Spen Lane, Kirkstall, Leeds LS5 3SJ

Report no                    1167.1(1)

Author                        Tim Cooper

Date                            January 2008

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## **NON-TECHNICAL SUMMARY**

*This report outlines the results of an archaeological desk-based assessment undertaken on Crooked Acres, Kirkstall, Leeds. ARCUS was commissioned by SMC Gower Architects to undertake the assessment in order to assess the archaeological potential and significance of the site.*

*The desk-based assessment has identified that the site contains a Victorian house of local archaeological significance but that of more significance is Kirksall Abbe. The precinct wall of the abbey appears to have crossed the site. Kirksall Abbey is a scheduled ancient monument and there is therefore the potential for buried archaeological remains of national archaeological significance to survive on the site.*

# 1 INTRODUCTION

This report represents the results of an archaeological desk-based assessment of the property known as Crooked Acres, Kirkstall, Leeds. ARCUS was commissioned by SMC Gower Architects to undertake the assessment in order to assess the archaeological potential and significance of the site.

## 2 AIMS AND METHODOLOGY

### 2.1 Aims

The aims of the desk-based assessment were to:

- establish the archaeological and historical background of the application area;
- assess the potential for the survival of archaeological deposits within the site;
- assess the impact of the proposed development on archaeological deposits and structures.

### 2.2 Data Collection

Data was collected from the following sources:

- West Yorkshire Historic Environment Record (HER);
- West Yorkshire Archives, Leeds;
- Secondary published sources;
- Online sources.

### 2.3 Site Visit

A site visit was made on 9<sup>th</sup> January 2008 by Tim Cooper. This involved a walk-over survey of the property's grounds and external and internal inspections of the house and its associated outbuildings.

## 3 SITE LOCATION AND USE

The development site (SE 260 363) is located at Kirkstall, approximately 5km to the north-west of Leeds. The main frontage is on Spen Lane and it is bounded to the south-east by Abbey Walk, to the south-west by a car park and to the north-west by recreation grounds. The property was in use as a care facility until May 2207 by Leeds Mental Health Teaching NHS Trust and offered for sale towards the end of the year.

## 4 HISTORICAL AND ARCHAEOLOGICAL SUMMARY

A list of all the sites recorded on the SMR within 1km of the development site is given in Appendix 1.

A prehistoric mace head, prehistoric inscribed rock and significant scatter of flints (**sites 1, 6**) suggest that there was a settlement on the terrace of the River Aire in this vicinity. Otherwise, the only significant known archaeological feature is Kirkstall Abbey (**site 1**), a scheduled monument which includes the precinct and perimeter wall. Kirkstall comprises one of the most complete survivals of monastic buildings in the country. A daughter house of the Cistercian monastery at Fountains it was founded in



1152 and survived the mid-16<sup>th</sup> century Dissolution of the Monasteries largely intact. From a succession of private owners it passed into the hands of Leeds City Council in 1891 and has been subsequently consolidated and landscaped.

The Cistercian Order in Yorkshire was one of the most significant wool producers in medieval Europe and, as such, Kirkstall would have been a focus of activity for merchants from both England and as far away as Italy. The abbey also appears, like its parent house at Fountains, to have been involved in the production of iron for the manufacture of agricultural tools and other uses.

Abbey House Museum is known to incorporate part of the inner gatehouse of the monastery which would have given access to the main buildings. An outer, or 'great' gatehouse would have been situated at a short distance from this to give access to the mill complex (**site 5**) and a range of agricultural and industrial buildings associated with the monastery's economy. The great gatehouse at Kirkstall would obviously have been positioned on the perimeter wall, the line of which is shown in maps from the 1850s onwards as running across the east (top) end of Abbey Walk and continuing through the current development site and emerging in the field on the other side (**illus. 8-11**). Analogies with similar monastic layouts would put the most likely position of the former gatehouse at the top of Abbey Lane very close to, and possibly within (if it were to be placed on the projected intersection of the perimeter wall sections) the current development site. The presence of the former precinct wall and the near vicinity of the former main gatehouse, in the context of a monastery known to have had considerable economic and social contact with the outside world, means there is significant archaeological potential to the current development site. The statutory scheduled area of Kirkstall Abbey runs around the site with three sides of the site bordered by the scheduled area (**illus. 2**).

At the time of the building of Crooked Acres the main house was constructed across the line of this former perimeter boundary and the foundations of the wall might underlie the current wall of the terrace on the north-west side of the house (**plates 12, 13, 14**) though this would need to be confirmed by archaeological investigation. The walk-over survey for the present report identified that there might be a small depression on a line continuing north-west from this wall which might suggest an area from which stone work has been removed. However, this area is now wooded (**plate 15**) and it is not known what activities may have taken place in this area.

In 1671 the Kirkstall Estate passed from the Savile family to the earls of Cardigan. In 1779 Abbey House (**illus. 8** and subsequent maps) was leased to George Beecroft of Kirkstall Forge. Members of the Beecroft and Butler families (owners of Kirkstall Forge) occupied Abbey House intermittently until the 1880s. Crooked Acres is reputed to have been built c.1871 by John Octavius Butler (1812-1883).

The earliest known map of the area, drawn for the earl of Cardigan in 1711 (**illus. 3**), shows that the current development site consisted of Morris Croft to the south ('croft' suggests an enclosure including a small house and garden; the name 'Morris' has been perpetuated in nearby Morris Lane and is probably derived from the Moor family, recorded as long-term tenants in 1711) and Bradford Close to the north. Leading north-west from the junction of what is now Abbey Walk, Morris Lane and Spen Lane, is what was probably a drove way giving access to the pastures and other enclosed lands which had been at some point been created within Hawksworth Wood. The line of this drove way, follows the boundary of a field called 'Dam Steads' (referring to the former monastic millpond; **illus. 8** and subsequent maps) which would appear to have been determined by the former precinct wall. Subsequent 18<sup>th</sup>

century versions of the Cardigan estate map (**illus. 4, 5**) confirm these arrangements and also the apparent existence of one or more small buildings in the vicinity of the present entrance to Crooked Acres. It is possible that these buildings would have incorporated fabric from the former monastic gatehouse.

Buildings are also shown in this position on Jeffery's map of 1775 (**illus. 6**) and the field name 'Crooked Acres' is first recorded on Greenwood's map of 1817. A single building appears to be shown on the 1846 tithe map which reflects a similar field layout to earlier maps with the exception of the apparent removal of the most westerly part of the former monastic precinct boundary (**illus. 7**). The 1850 6" O.S. map indicates the position of the former wall and suggests a possible enlargement, or at least modification, of the buildings on Spen Lane (**illus. 8**). The 1871 Cardigan estate map shows a square building on the Spen Lane frontage and buildings labelled 'Crooked Acres' though it is not immediately apparent how they relate to the subsequent layout (**illus. 9**). There is no mention of the Crooked Acres property in the 1870 directory which would seem to confirm a construction date of 1871.

The 1881 census records William B. Myers, civil engineer, as resident at Crooked Acres, which is confirmed by the trade directory of the same year. In 1888 the house was occupied by William Kitson; a "K" monogram above the porch of the Lodge probably refers to this owner (**illus. 29**). The 1892 25" O.S. map shows the main house at Crooked Acres (not yet with the south wing added), the later Annex and outbuildings, and the Lodge (**illus. 10**). A tree is shown to the immediate south of the Annex which suggests that it was not at this time connected to the Lodge. The gardens had at this time been laid out and the wooded outer area was bounded by what was probably two straight stone walls, the northern section of which survives in the current layout (**plate 17**). A small enclosure linked to this section of the wall was largely incorporated into the later boundary. The modifications of this time would appear to have been the work of William Kitson who is shown as still resident in the 1894 directory where he is listed as 'axle manufacturer', which by this time was the main occupation of Kirkstall Forge.

The 1908 25" O.S. map shows the current property boundary which probably represents the existing iron railings (**plate 11**). Greenhouses and outbuildings are shown attached to the western part of the annex (**plate 16**). By this time the house had taken its current shape, by the addition of the south wing, though the Lodge does not appear to have been connected to the buildings of the Annex. The conservatory which survives on the south and west elevations of the house is also shown. The field boundary perpetuating the line of the former monastic precinct wall to the west of the property was apparently also still in existence. The 1934 25" O.S. map shows no obvious modification to the buildings, which are largely to their current plan (**illus. 12**). Some slight modifications to the north-west section of the garden are apparent. By 1937 Crooked Acres was in use as a residential care home for the mentally ill and it continued in similar use until May 2007.

## 5 CURRENT CONDITION OF THE SITE AND EXISTING FEATURES

The architecture of the house and ancillary buildings is in a mid-Victorian gothic style with bay window and conservatory to the south-west, roofed porch entrance to the SE and two rear wings (**plates 9, 11, 19, 20, 26, 27**). To the north-east of the main house is an L-shaped block of ancillary buildings, built a little later than the house, the smaller part currently styled the 'Annex' and the larger the 'Lodge' (**plates 30, 31**).

The southern end of the larger block is in the form of a distinct lodge with stone-built porch (**plate 18**), again apparently built later than the main house though in a similar style. The outer cladding of all the buildings is in rough-faced ashlar stone blocks and the main window and door apertures have dressed ashlar mullions. The south wing of the house includes an integral roofed skylight (**plates 9, 27**). Slate roofs are employed throughout the property.

The property is approached from Spen Lane by a gateway with gabled stone gateposts and a driveway leading to the main entrance (**plates 8, 9**). To the south-west and north-west elevations is an asphalt terrace from which a set of stone steps on each side lead down to a grass terrace, formerly given over to flower beds or a shrubbery, from which two further sets of steps lead to a level lower garden area (**plates 10, 11, 20, 21**). For the most part the property is surrounded by hedges and shrubs which in turn give way to an area of mature trees and thicket surrounded by an iron-railed fence on the south-west and north-east borders (**plates 10, 12, 15, 33**). Where the property fronts on to Abbey Walk and Spen Lane it is bounded by a stone wall, which, in the north-east corner of the property, incorporates the end of the Annex building (**plates 7, 8**). The north-west side of the building incorporates a walled garden and stone and brick built outbuildings (**plates 12, 13, 14, 16, 17, 24, 25**). The exterior elevations of both the main house and ancillary buildings are generally sound, but the outbuildings are dilapidated (**plate 16**). In some places the slate roofs are damaged as are the porch roof and some of the roof frames (**plates 12, 19, 23, 24, 30, 31, 32**).

The main entrance porch leads through a glass-panelled screen to a hallway with panelled dado and ceiling cornice (**plate 35**). The hallway is lit by a six-light mullioned window giving on to a staircase in Italianate gothic style in keeping with the architectural design (**plate 36**). The only parts of the house interior which have preserved notable features are the three main accommodation rooms leading off from the hallway to the left. For the purposes of the present report these have been termed in succession the principal, intermediate, and north-west rooms.

The principal room has been well maintained and is in a good state of decoration. A number of apparently original features survive, including tripartite bay window, moulded skirting board, panelled dado with rail, panelled walls, ceiling with cornice and plaster mouldings, and a small fireplace in restrained Adam style (**plates 37, 38**). The intermediate room includes cleaning cornice, skirting board and small pillared fireplace but is in a poor state of maintenance and decoration (**plate 39**). The north-west room is in a good state of maintenance and decoration and includes decorated ceiling cornice and moulding and a feature marble fireplace in an Italianate gothic style in keeping with the main architecture (**plates 40, 41, 42**).

The remaining rooms on the ground and first floors have all been severely modified for institutional use, are in varying states of maintenance (though generally sound) and contain no original features of note. The upper attic floor has partly collapsed and was not accessible on the occasion of the site visit. The basement was similarly inaccessible due to the single access point being secured with hasps (**plate 43**).

The lodge and annex buildings have all been significantly modified for institutional use and contain no original features of note. In places both roof and ceiling have given way leading to water ingress.

## 6 ARCHAEOLOGICAL PRESERVATION AND POTENTIAL

The house of Crooked Acres is a large mid-Victorian house with outbuildings. The house is in variable condition with damage to the roof and the upper floors. Conversion to a hospital left few of the rooms with their original features although three on the ground floor and the main staircase do contain original features. The house and its outbuildings are of local archaeological significance and the recording of the exterior and surviving internal features may be appropriate.

The site is located on the edge of the precinct of the former Kirkstall Abbey, a scheduled ancient monument of national significance. The line of the former precinct wall for the abbey appears to have run through property, based on documentary evidence. The development site is also the possible site of a former outer gatehouse to the abbey although this is not certain. Therefore, there is the potential for buried remains of national archaeological significance on the site. However, a recent watching brief (site 2) on a pedestrian crossing at Abbey House Museum did not uncover any archaeological features or artefacts. Also the presence of a basement under the house means that there is a poor chance of archaeological deposits surviving in the area of the basement, under the house, but that archaeological deposits could survive in the gardens and under any parts of the house or outbuildings without basements. The preservation of archaeological deposits in these areas will depend on the extent of any groundworks undertaken in association with the construction of the garden and outbuildings. However, it is likely that archaeological remains associated with the abbey could survive somewhere within the development site. Based on this a programme of archaeological evaluation and mitigation, possibly including preservation *in situ*, are likely to be required for any groundworks or development in the gardens of Crooked Acres.

## 7 CONCLUSIONS

The desk-based assessment has identified that the site contains a Victorian house of local archaeological significance but that of more significance is Kirksall Abbey the precinct wall of which appears to have crossed the site. Kirksall Abbey is a scheduled ancient monument and there is therefore the potential for buried archaeological remains of national archaeological significance to survive on the site.

## 8 COPYRIGHT

ARCUS retains the right to be identified as the author of all project documentation and reports as specified in the *Copyright, Designs and Patents Act 1988* (chapter IV, section 79).

## 9 BIBLIOGRAPHY AND SOURCES

### Online resources

<http://www.leedsmentalhealth.nhs.uk/ldservices/oppolicies.cfm>

<http://www.kirkstallward.net/#croo1>

The Cistercians in Yorkshire Project (Sheffield University Department of History)

<http://cistercians.shef.ac.uk/kirkstall/>

<http://search.ancestry.co.uk/>

## **Trade Directories**

Kelly's: 1881, 1888

White's: 1894

## **Historic Maps**

1711 Plan of the Cardigan Estate by Joseph Dickinson (Leeds Local Studies Library)

1711 Plan of the Cardigan estate Map, later copy (West Yorkshire Archives 944 Acc. 2258)

1775 Thomas Jeffery's Map of Yorkshire (Sheffield University Library)

1846 Tithe Map of the Township of Headingley cum Burley (West Yorkshire Archive Service RD/RT259)

1850 6": 1 mile O.S. Map of Leeds (West Yorkshire Archaeological Service)

1871 Cardigan Estate Map (West Yorkshire Archaeological Service)

1892 O.S. 25": 1 mile map sheet 202.12

1908 O.S. 25": 1 mile map sheet 202.12

1934 O.S. 25": 1 mile map sheet 202.12

## **Historic Photographs**

<http://www.leodis.net/>

## 10 APPENDIX 1: GAZETTEER OF KNOWN ARCHAEOLOGICAL SITES

Site locations shown on **Illustration 2**.

Site no	Description	NGR	SMR no
1	Kirkstall Abbey, Scheduled Monument no. 29904 including both standing and below-ground remains, precinct and perimeter wall and the earthwork remains of the water management system. A prehistoric cup-and-ring marked rock which lies within the precinct is also included in the scheduling. Excluded from the scheduling are the Abbey House Museum, all modern path, road and car park surfaces, all modern fences and walls, recreation facilities etc., though the ground below them is included. A daughter house of the Cistercian Abbey at Fountains, founded in 1152 and laid out to a typical plan on the north bank of the River Aire. Following the Dissolution of the Monasteries in the mid 16 <sup>th</sup> century the buildings passed into private hands and the structure remained relatively intact. In 1891 the site was taken into the ownership of Leeds City Council which carried out restoration work in the 1890s, 1920s and 1980s. Partial excavation of the abbey proper was conducted between 1950 and 1964 and on the guesthouse between 1980 and 1988. In addition, two resistivity surveys have been undertaken, the first adjacent to the guesthouse in 1981 and the second in the precinct between Morris Lane and Abbey Road in 1987. Further excavation is deemed necessary, in particular to determine the full extent of the abbey precincts (for example, several negative linear features of a possible boundary have been identified in the sports field at SE 256 363) and to investigate a possible Mesolithic settlement site suggested by a significant find of microliths and associated stone artefacts.	SE 2601 3611	1974
2	Watching brief carried out by WYAS between September and October 2004 during the construction of a new pedestrian crossing on Abbey Walk between Abbey House Museum and the car park opposite. No archaeological finds or features were uncovered.	SE 260 361	7539
3	Watching brief carried out by WYAS between 3 <sup>rd</sup> and 19 <sup>th</sup> March 2005 during installation of new electricity cables beneath Morris Lane, the cable running to the north of the scheduled area of the abbey. A trench 400m long, 0.45m wide and varying between 1.10 and 1.29m in depth was investigated but no archaeologically significant remains were identified.	SE 261 362	7596

Site no	Description	NGR	SMR no
4	An evaluation by trial trenching carried out by WYAS between 5 <sup>th</sup> and 15 <sup>th</sup> October '998 within and adjacent to the Abbey House Museum prior to proposed works. A total of five trial pits were excavated, four located within the building and excavated by hand, and one located within the museum grounds and excavated using a small mechanical excavator. Only the pit located in the area of a proposed fire escape in a room previously used as the museum shop uncovered deposits of any archaeological significance in the form of the remains of an east/west wall constructed of unbonded sandstone blocks, only a single course of which remained intact. Below the section of wall was a sandstone block extending beyond the depth of the 1.4m trial pit. No dating evidence was recovered in respect of the wall.	SE 2596 3628	7468
5	Survey of industrial features associated with Abbey Mills Goit which include, to the west, the site of the medieval mill race probably associated with the abbey's second corn mill which came into use, probably during the C14th, as a replacement for the first mill located to the NW of the abbey adjacent to the current development site. Further work is required in the form of recording and analysis of the succession of features dating from the medieval to the modern periods.	SE 2613 3596 – SE 2708 3480	3829
6	Prehistoric mace head made from unpolished quartzite with an unfinished perforation found in the abbey grounds c.1950-60.	SE 260 361	4157
7	Field name 'Dimstones', of uncertain origin, marked on Headingley cum Burley tithe award map.	SE 2640 3637	2469

## 11 ILLUSTRATIONS AND PLATES



Plate 1 – Spen Lane looking SE towards junction with Morris Lane and Abbey Walk, 1954, with entrance to Crooked Acres on right © Leeds Library & Information Services





Plate 2 – Spen Lane looking SE towards junction with Morris Lane and Abbey Walk, 1950, with entrance to Crooked Acres of right © Leeds Library & Information Services



Plate 3-View NW of Spen Lane and Crooked Acres from junction of Morris Lane and Abbey Walk, 1950 © Leeds Library & Information Services



Plate 4 – NW view of The Lodge, Crooked Acres, 1937 © Leeds Library & Information Services



Plate 5 – Main entrance. Crooked Acres, 1937 © Leeds Library & Information Services



Plate 6 –SW view of the house from the gardens, 1937 © Leeds Library & Information Services



Plate 7 – SE view of Crooked Acres from Spen Lane



Plate 8 – W view of Crooked Acres from Abbey Walk junction



Plate 9 – W view of Crooked Acres from inside the main gate



Plate 10 – View SW across lower garden



Plate 11 – SW view of house from gardens



Plate 12 – W view of house from gardens



Plate 13 – View E of intersection of terrace wall (right) and outbuilding wall (left), both on reputed line of monastic precinct wall



towards house

Plate 14 – View of terrace wall SE



Plate 15 – View SE along line of reputed monastic precinct wall



Plate 16 – S view of intersection of dilapidated outbuilding (probable former cold frame) and terrace wall



Plate 17 – E view along terrace wall to Annex





Plate 18 – S view of Lodge



Plate 19 – Detail view of main entrance



Plate 20 – NW view along terrace of SW elevation of house



Plate 21 – NE view along terrace of NW elevation of house



Plate 22 – NW elevation of house from upper garden



Plate 23 –E view of NW elevation of house towards Lodge



Plate 24 – E view of Annex



Plate 25 – Upper walled garden looking W



Plate 26 – NE elevation of house



Plate 27 – South wing of house, looking S



Plate 28 – W view of connecting wall between house (left) and Annex (right)



Plate 29 – “K” monogram over entrance to Lodge



courtyard

Plate 30 – View N towards Annex from



Plate 31 – SE view of Lodge



Plate 32 – N view from courtyard of north wing of house



Plate 33 - SE view of house from boundary fence





Plate 34 – S view of Annex through boundary fence



Plate 35 – Hallway



Plate 36 – Staircase



Plate 37 – Principal room showing bay window and ceiling mouldings



Plate 38 – Principal room showing fireplace, skirting board, dado rail and mouldings and ceiling with cornice and mouldings



Plate 39 – Fireplace and ceiling cornice in intermediate room



Plate 40 – North-west room showing fireplace and ceiling detail



Plate 41 – Detail of fireplace in north-west room



Plate 42 – Ceiling moulding in north-west room



Plate 43 – Existing access to basement