



Bramley Town is a place of special character and historic interest.

This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement.



Bramley Town

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions - 11th May 2009

Summary of Special Interest

Bramley suffered greatly at the hands of modern redevelopment in the recent past. This led to a loss of character to much what was once the historic core of the place. Yet with this being said, Bramley still has much worthy of conservation.

The location of Bramley on the brow of a hill offers a fine aspect of views around the surrounding areas of Leeds, as well as views westward to Ilkley Moor and Ovenden Moor, and southward towards Kirklees and Wakefield. These views are very special and provide Bramley with an interest well worthy of the protection that conservation area status brings.

For all its losses Bramley still retains a historic independence that is worthy of protection and enhancement. Historic terraces stand side by side with impressive churches and chapels. Distinctive historic open space and ginnels add variation to a landscape. Detached ornate 19th century domestic architecture and impressive municipal structures such as schools and public baths give variation to the stock of architecture which enables Bramley to assert its identity from its surroundings. It is these historic buildings and areas which are the focal point architecture in and around the conservation area, and for all the unsympathetic and inappropriate development in Bramley,

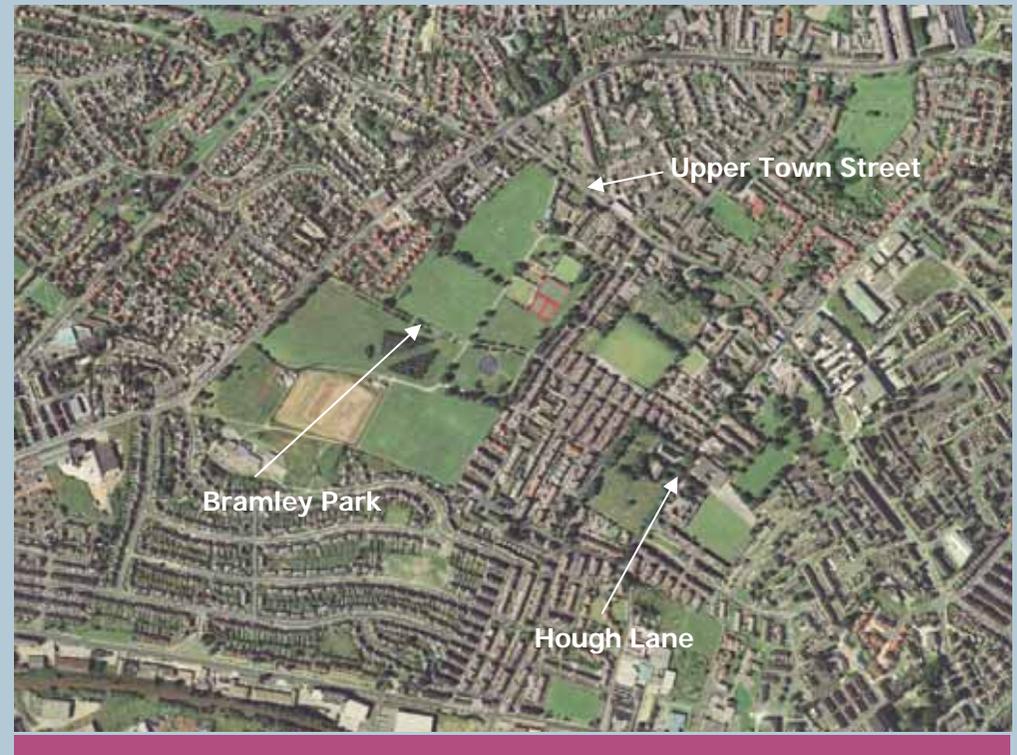
the fact that it is the strong 19th century character that retains the dominance shows how special the character of the place still is.

Summary of Issues

Bramley has suffered inappropriate developments, resulting in a character that is in need of guidance to further preserve and enhance the area.

The protection and enhancement of the special character of the conservation area depends on the positive conservation management of the area. In addition to the existing national statutory legislation and local planning policy controls the following issues have been identified;

- **Upkeep of open spaces.**
It appears that appearance of Bramley Park and cemeteries could be improved. More regular maintenance of these areas will improve the character and appearance of the open spaces within Bramley, and the conservation areas as a whole.
- **The further loss of history on Town Street**
Town Street, Bramley suffered as a consequence of unsympathetic redevelopment in the late 1970s/ early 1980s. The further loss and degradation of historic buildings and architectural detail on this important street would lead to an unfortunate further loss of character.



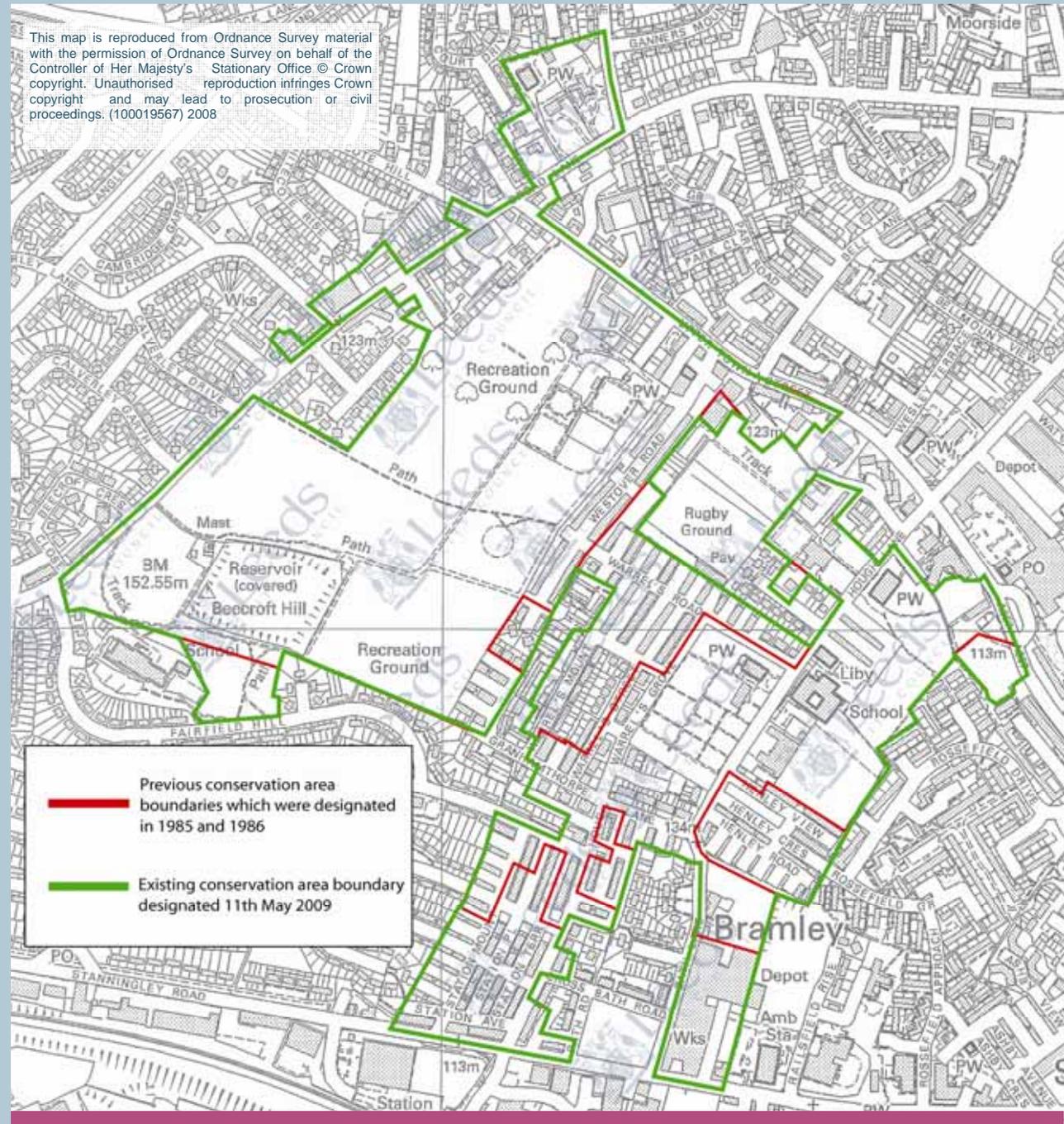
Aerial view of the Bramley conservation area

- **Incremental loss of character on terrace rows.**
Bramley has a large stock of terrace properties which are important in adding character to the conservation area. The incremental loss/change of detailing on these rows can result in the loss of character to the row as whole.
- **Closure/lack of maintenance on public rights of way.**
Many of these 'ginnels' which are often historic routes can often suffer from closure/blocking and also a lack of maintenance resulting in them being unusable.

Extent of the conservation area

Bramley's history began as an independent settlement which was completely absorbed into the greater urban area of Leeds in the second quarter of the 20th century. Many of the features of the conservation area's long history are apparent today and are dominant enough to ensure its independence from much of the suburbs around it.

This appraisal shows why Bramley has a special character and appearance that merited the designation of two conservation areas in central Bramley, namely Bramley Hough Lane on 9th July 1987 and Bramley Town Street on 22nd October 1986, and was subject to a review 2009, with approval on 11th May 2009. During this review the decision was made to amalgamate the two previous conservation areas to form the Bramley Town Conservation Area. Unfortunately much of the historic town centre had already been affected by inappropriate redevelopment in the 1970s and 1980s that did not respect the historic integrity of the area. The existing conservation area covers many areas of key historic character and large parts of the historic settlement which are significant to the development and character of Bramley and have a major impact on the existing streetscape.



Assessing the Special Interest

Location and Setting

Bramley is located approximately five miles (eight kilometres) to the west of Leeds city centre. Formerly a township, it is now within the Bramley and Stanningley Ward.

Bramley is most readily accessed via the A647 (Stanningley Road) from the south and the B6157 (Leeds and Bradford Road) from the north. The conservation area itself is flanked by these roads

General character and plan form

Bramley most likely developed from a nucleated settlement around Stocks Hill, and then developed into a linear settlement running along Town Street. Since the late 1970s clearance Bramley Shopping Centre has formed the focal point of the area, yet Bramley now is characterised by a more sporadic layout, with no real definable central location.

Its plan form is dominated by close knit terrace streets interspersed with open green areas.

Outside the conservation area Bramley is dominated by suburban development of the mid 20th century.

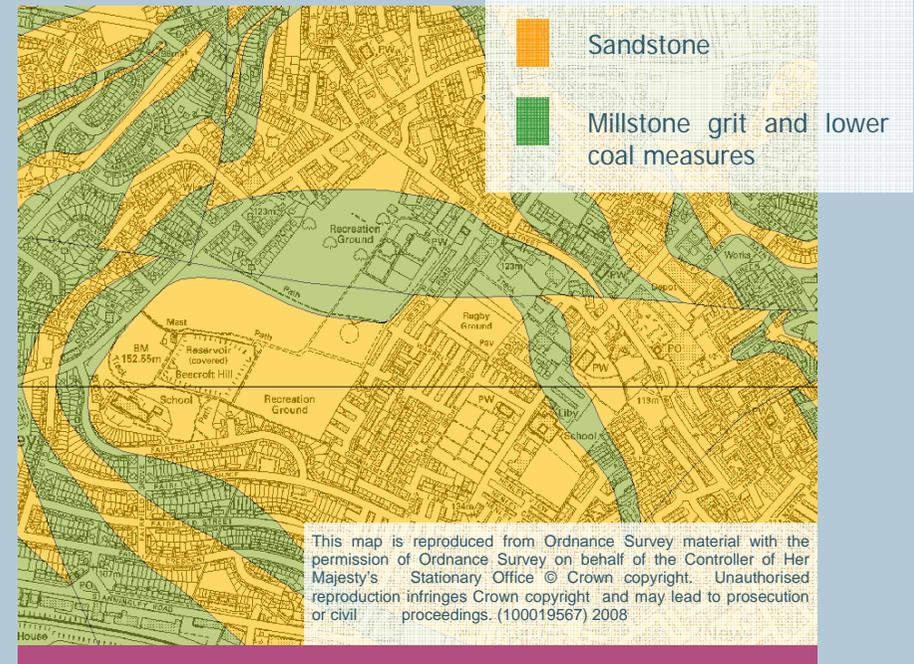
Geology, topography and landscape setting

The conservation area in Bramley is located on land between 113 and 130 metres above sea level. The geology is sandstone with millstone grit and lower Coal Measures of the Upper Carboniferous Period. To the north of the conservation area is Bramley Fall quarry, famous for its output of high quality gritstone for building.

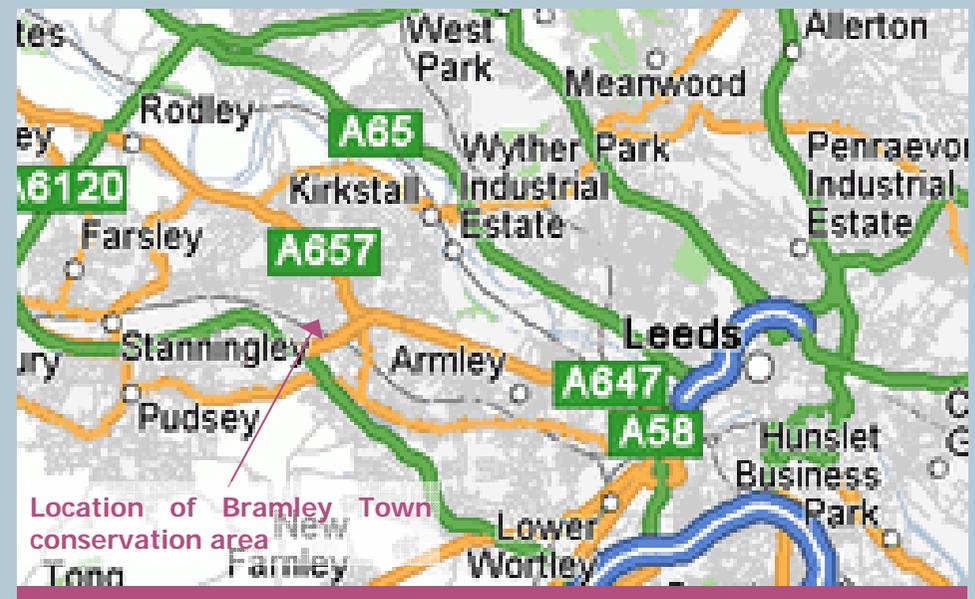
Bramley Town conservation area retains an independent character from its landscape setting. The siting of much of the conservation area on the brow of a hill offers views around the area and sets much of Bramley apart from the surrounding suburbs of Leeds. Flanking the area to the north and east is the Aire Valley. With the land dropping off sharply in this direction, views to the that side of the Aire valley predominate.



Many properties in Bramley were most likely constructed of locally quarried gritstone.



Solid Geology of Bramley



Bramley in its wider context

Origins and Evolution

Prehistoric and Roman Bramley

Evidence for a Roman presence in Bramley is restricted to the recovery of three Roman coins, all of which are from the 3rd or 4th centuries AD. Although there is as no archaeological evidence found for the occupation of Bramley in the prehistoric period, the grounds of Kirkstall Abbey (circa 1.5 km to the north-east) have been subject to various excavations during the 20th century which have recovered hundreds of Mesolithic (Middle Stone Age) flint finds. In addition, there is also a prehistoric carved rock at the site, which is probably Late Neolithic or Bronze Age in date (circa 3000-2000BC).

Medieval Bramley

Bramley is first mentioned in the Domesday Book of 1086. 'Bram' derives from the Old English word for broom plant, and the 'ley' element signifies a clearing. Its Old English origins would suggest that Bramley had first developed during the arrival of the Anglo-Saxons (probably in the 7th or 8th centuries AD). The fact that the name refers to a clearing suggests that Bramley originated upon marginal land that was not formerly used by other peoples. Although the Domesday Book refers to Bramley as 'waste' land, it is unlikely that this meant that it was uninhabited at this time; rather, it

implies that there was merely nothing of value to the Norman lords here.

Kirkstall Abbey, a daughter house of Fountains Abbey, founded in 1152, became a powerful landowner in Bramley and the surrounding region until the Dissolution in the mid-16th century. One of its locally-held tenements was 'Whitecote', to the north of the current conservation area, where there is thought to have been a Medieval grange or farmstead. This would have been worked by local people, but the profits would have gone to the monks at the Abbey. Kirkstall Forge, situated further north of Bramley, was an iron forge and foundry established in the late 16th century that retained Medieval elements of a previous extensive water-management system, which supplied one of the Kirkstall Abbey's corn mills.

During the Medieval period, the monks at Kirkstall Abbey founded a small chapel of ease at Bramley that was dedicated to St Margaret. The chapel was enlarged in 1836 and later had undergone considerable alterations, but was finally closed down in 1861. It was replaced by a new church dedicated to St Peter, built in 1863. This new church was more spacious than the former chapel, and was also in a better location. The old chapel is thought to have stood near Town Street, probably on open land that is adjacent to the Old Unicorn public house. It is also possible that the remains of an associated burial ground could also be found in the immediate area.



John Warburton's map of 1720



Modern day ginnels may have been major routes in the medieval period



Remains of a part of the former medieval church of St Margaret, within the land adjacent to the existing St Peter's Church

Some of the oldest remnants of housing in Bramley survive at No. 112 Lower Town Street, just outside the CA boundary. Here, the remains of a timber-framed aisled hall dating to c.1500 can be found. The timber-framing was encased in stone in the 17th or 18th century, forming the grade II Listed building that we see today.

Bramley Fall, which is situated to the north of the conservation area within the public park and is now covered in trees, was once a thriving quarry that provided a great deal of building stone in the late 18th and early 19th centuries of which many of the historic buildings in Bramley are constructed. There was also a later quarry here that supplied road stone. Key structural elements such as a stone-built canal-side wharf, along with good earthwork survival, have led to the identification of Bramley Fall as being of national archaeological importance. The Industrial period also saw the growth of the woollen industry in Bramley, with four 19th century mills situated near to the conservation area, three of which have now been demolished. A tannery from the Industrial period that was situated on Waterloo Lane has also been demolished. In fact, much of old Bramley has been built over as it rapidly developed into a suburb of Leeds.

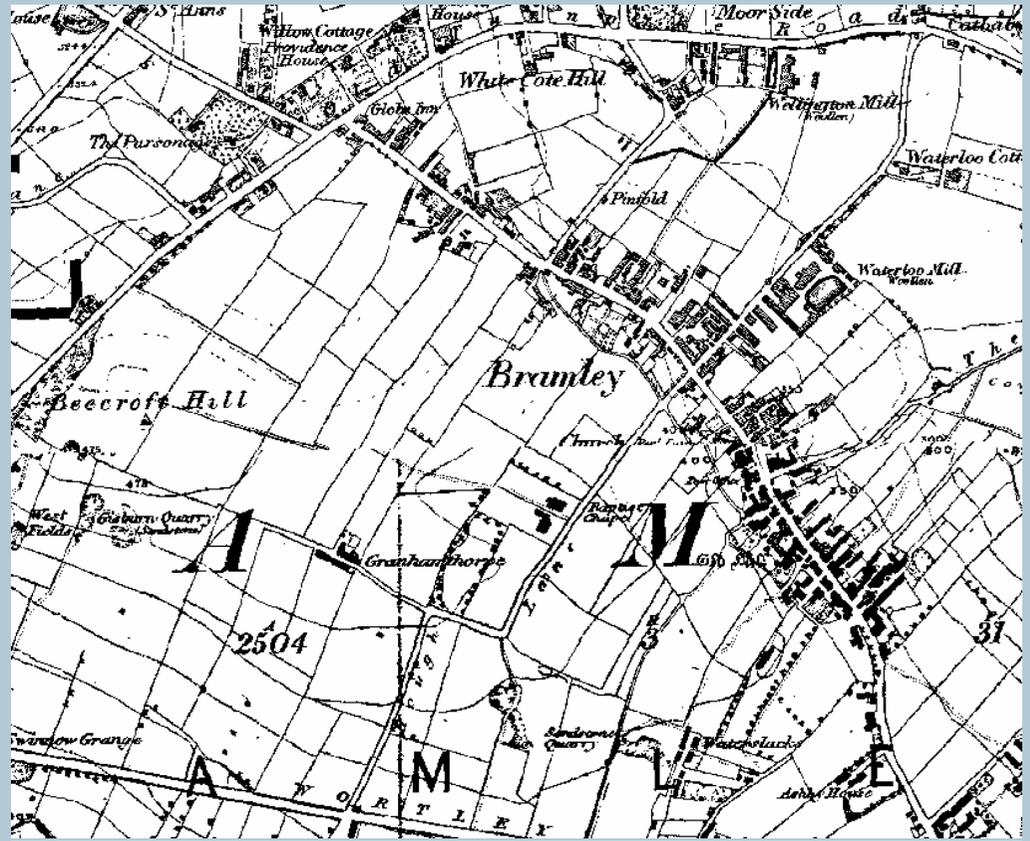
There are more modern buildings that are of archaeological importance in Bramley, one of which is an old Royal Observer Corps observation post that was replaced by a nuclear fallout monitoring post in the event of a

nuclear war and situated in Town Street CA, adjacent to Bramley Reservoir. This site, a relic of the Cold War, would be worthy of preservation as would the earthworks and quarry remains at Bramley Fall.

The chapel site and any associated burial ground is of below ground archaeological potential and would need evaluation in advance of development to establish the nature and degree of archaeological survival as would the site of the possible grange at Whitecote.



This mid 18th century property highlights the “home-industries” which would have dominated Bramley before the expansion at the beginning of the 19th century.



1st edition Ordnance Survey of 1851 showing Bramley as a developing linear settlement



High status property of the late 18th century at 331 Upper Town Street



The water pump and horse trough signify Stocks Hill as the once centre of Bramley

19th century Industry in Bramley

Industry in the 19th century led to two large periods of growth within Bramley township. The population table below shows how the initial industrial growth resulted in Bramley increasing almost threefold. This boom within the first quarter of the 19th century was due in the main to the industrialisation of many previous "in-home" industries. The first quarter of the 19th century saw Bramley grow faster than its neighbours due to the woollen textile industry. By the 1830s there were 20 mills/other works within Bramley Township. Of these 16 were woollen mills, two other mills and two other works. The main reason for this appears to be the availability of land and the opportunity to make use of environmental features such as streams to power the industry.

Population of Bramley Township;

- 1801- 2,565 inhabitants
- 1831- 7,039 inhabitants
- 1861- 8,691 inhabitants
- 1901- 17,229 inhabitants

Whilst the early 19th century boom can be attributed to the woollen textile industry, the late 19th century population increase came from the boot and engineering industries.

Bramley was by the early 20th century a town of diverse industries. Nationally renowned rhubarb growing, organ making, tanning, crane building, jam

making and quarrying earned Bramley a reputation which was more than just another market town.



Wealth of the industrial revolution led to the construction of many municipal and ecclesiastical buildings



Converted industrial structure at the Victoria Foundry site is one of Bramley's few remaining industrial structures



The Ordnance Survey map of 1908/09 shows greatly increased development within 50 years since the first Ordnance Survey map.



Very little remains of Bramley's industrial development. An exception is Haley's Yard off Upper Town Street



The Bramley recreation ground (now Bramley Park) was first opened in 1872

Improved communications also shaped Bramley into the place we see today. The introduction of the Leeds Bradford Railway in 1855 led to the development of terrace housing along Stanningley Road. This influenced the spread of Bramley in a southerly direction, with terraced housing and industry, particularly engineering, becoming prominent in this area.

20th century loss of character

Bramley went through a steady change for the first half of the 20th century, with a most notable exception being the bombs dropped on Bramley during a World War II air raid.

Like the rest of Leeds, Bramley was subject to the needs of a growing population and suburban developments began to be erected on once open space and farmland. Clearance of existing areas was soon to follow, with notable demolition and rebuilding taking place at Granhamthorpe, Waterloo Lane, and possibly most significantly, Town Street.

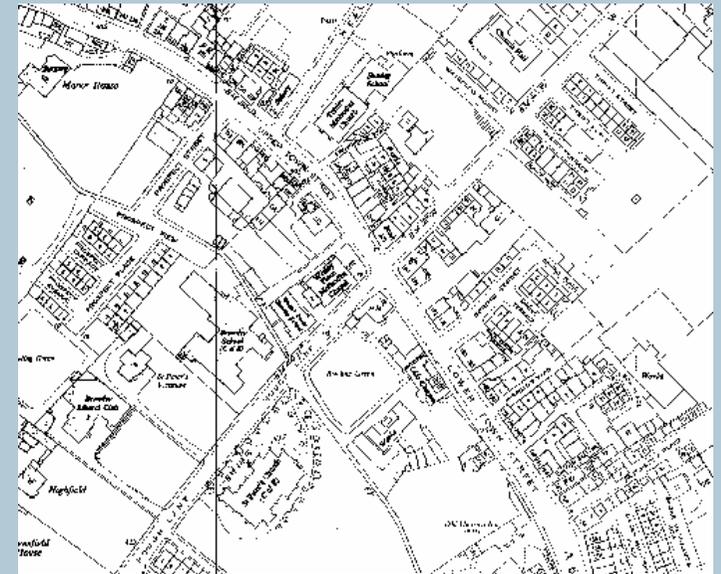
From the late 1960s to the late 1970s there was general eradication of yards and buildings, mostly on the north side of Town Street. These were to be replaced by the Bramley Shopping Centre. The character and appearance of Bramley was then altered significantly, and the area once of industrial and commercial buildings along much of Town Street was reduced to the few that remain today.



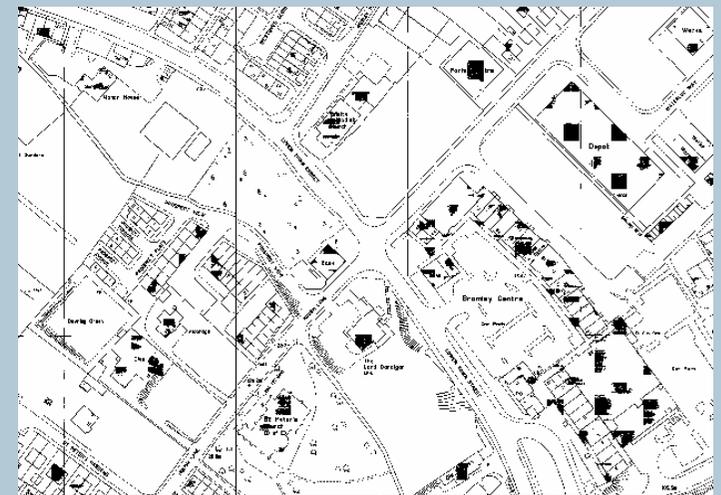
Looking east along Town Street in 1971. This photo shows the character of the commercial street front still in existence at this time.



By 1991 the character shown here had changed dramatically. This image is taken from the same location as the image above (both images taken from Silson's *Bramley Half a Century of Change*)



The 1968 Ordnance Survey map still has yards and architecture built up around the junction of Hough Lane, Town Street and Waterloo Lane



In 1980, 12 years after the map above, many buildings had been cleared to be replaced with the Bramley Shopping centre.

Character Analysis

Spatial Analysis

Settlement form

Settlement form within Bramley varies greatly. The long and unbroken Town Street, Hough Lane and Broad Lane contrast sharply with the short street in the grid pattern of the terrace rows. This adds to a variation of the spatial character with movement out of open areas into enclosed space occurring consistently through much of the conservation area.

Activity and grain

Town Street, Hough Lane and Broad Lane are all major routes, and as such the activity upon them is most often vehicular. These major routes as a consequence have upon them some of the highest quality architecture, both municipal and domestic, within Bramley conservation area.

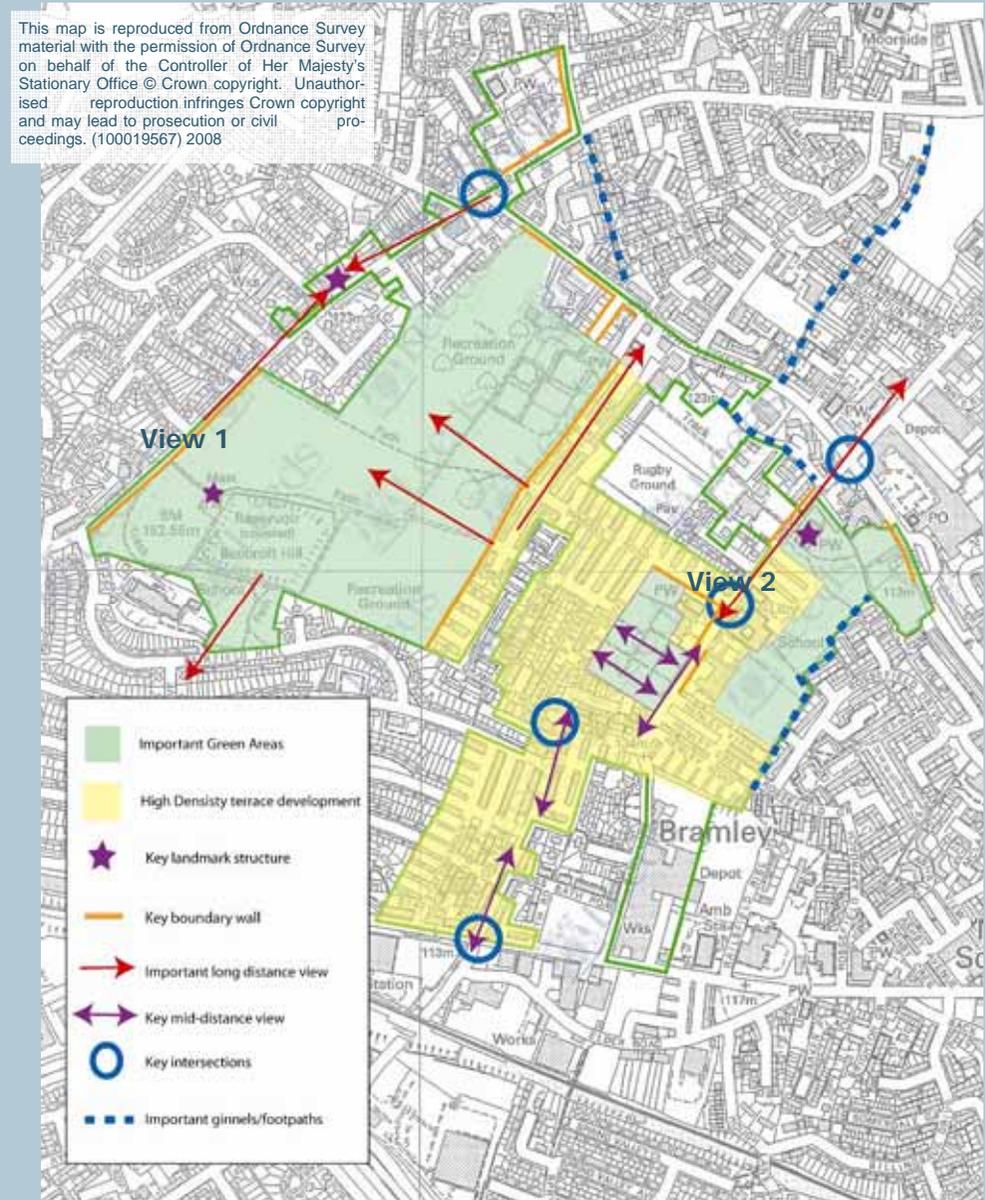
The grain of terrace properties differs as the buildings are lower status, but they retain a degree of detailing which are often fine examples of their type. More pedestrian activity takes place in these areas, and also around the schools on Hough Lane.

Key views and vistas

Significant views within and out of the conservation area are shown on the map (right). Long views towards the Aire Valley to the north east give a sense of elevation. The chimney of Bramley Baths attracts views, particularly across Bramley Park. Enclosed views dominate much of the conservation area. The high density terrace housing restricts views due to their grid like layout.

Landmarks

Three key landmarks exist within the conservation area which help orientate individuals around the area. These are the steeple of St Peter's Church, the chimney of Bramley Baths and the communications mast within Bramley



View 1—looking towards Bramley Baths along Broad Lane



View 2—Looking towards the Aire Valley from Hough Lane

Park. Due to the undulating landscape of Bramley these are rarely visible more than one at a time. The structures dominate the skyline from within the

conservation area. The other landmark that unfortunately competes for dominance is Bramley Shopping Centre, located adjacent to the area.

Character Analysis

Built Environment

Architectural characteristics

Bramley Town conservation area has two distinct areas when it comes to defining its architectural character. There is the large detached high status properties and municipal buildings that are found most commonly along the northern section of Hough Lane, Town Street and Broad Lane, and then there are the groups of mid to late 19th century terraces which are found along Westover Road, flanking Warrel's Road and the Station and Henley groups of terracing. This is not to say that exceptions are not interspersed within these groups, but on the whole these two types of architecture are most dominant.

Bramley has a cross-section of buildings the majority of which date from the early 19th to early 20th centuries. Several of the larger late 18th and early 19th century houses on Town Street could be interchangeable with Georgian houses in much of the country. The terrace rows were developed in tandem with the increase of industry and are common to much of Leeds. This period was key to the development of Bramley, with the prosperous industrial period leading to the construction terracing. Many terraces being built with ornate detailing in cases.



High status architecture, such as the Bramley Liberal Club is not common but is still important to the character of Bramley.

Properties on the whole are street-fronted, most directly on to the pavement edge, some slightly set back. The roofing on these properties also commonly have their eaves running parallel to the road.

With terracing common, the consistent fenestration detailing retains a character that can be compromised by the installation of unsympathetic and inconsistent detailing.

Materials

Bramley is located near to millstone grit which is thought to have been quarried from as early as the 12th century. The vast majority of what remains of historic Bramley is of 19th century construction, and as such the millstone grit and slate tiles are the dominant materials.



Locally quarried millstone grit provides the bulk of the building material within Bramley.



Terrace properties, such as along Warrel's Road are indicative of Bramley's industrial development.

Local details

Bramley developed mostly during the industrial revolution of the 19th century. Much of the architecture is of a working class nature, i.e. plain and functional. This in turn means that Bramley does not have any details that



Municipal architecture (both existing and former) such as the converted school on Broad Lane highlight Bramley's 19th century wealth.



Fine architectural detailing is more common on higher status structures, but is also present on some terrace rows

can be classed as characteristic to the area. Structures of a commercial or higher status domestic nature had an increased level of ornate detail. Those properties with ornate detailing, and those without add to the variation and appearance of Bramley.

Streetscape and public realm

The streetscape in Bramley is particularly strong in the areas of terrace and back-to-back properties. The formal and regimented layout of the terrace rows creates a streetscape that is full of interest. The less formal Town Street and Broad Lane with their associated buildings on whole lack the strong impression which is gained from the terrace areas. The streetscape is further complimented by glimpse to the other side of the Aire Valley particularly.



Terrace and back-to back rows provide a strong streetscape within Bramley.

Strong boundary treatments, particularly the use of stone walls, enhances the character and appearance of the Bramley conservation area.

The public realm on the whole lacks distinctiveness, yet retains some traditional elements which compliment the conservation area greatly. Historic signage is present on many terraces, though is in need of repair in many cases. Stone paving is present at times and again adds to the surviving historic character as a whole. The majority of surfacing is tarmac with concrete kerbing. Street lighting and traffic signage on the whole is generic and adds very little in the way of character to the appearance of the conservation area.

Greenscape

The greenscape of Bramley is dominated by Bramley Park which has a key role in terms of public recreation and amenity. The Bramley Recreation Ground was first opened to the public in 1872, and was the second such park in Leeds. Links and access into this park are available from an assortment of locations surrounding it. Expansive views of the Park, or glimpses into it, are prominent throughout the conservation area.

Other green spaces include the Bramley Baptist burial ground adjacent to Warrel's Road, the burial ground surrounding St Peter's Church and the green area at what once was a focal point of the village; Stock's Hill. All of these areas add variety to the environment around, particularly those in close proximity to the high density housing of the terrace and back-to-back groups.



Stone boundary walls together with views towards the Aire Valley provide Bramley with areas of strong streetscape.



The Bramley Baptist Burial Ground is an important green space within the conservation area.



Bramley Park is the most important green space within Bramley conservation area.

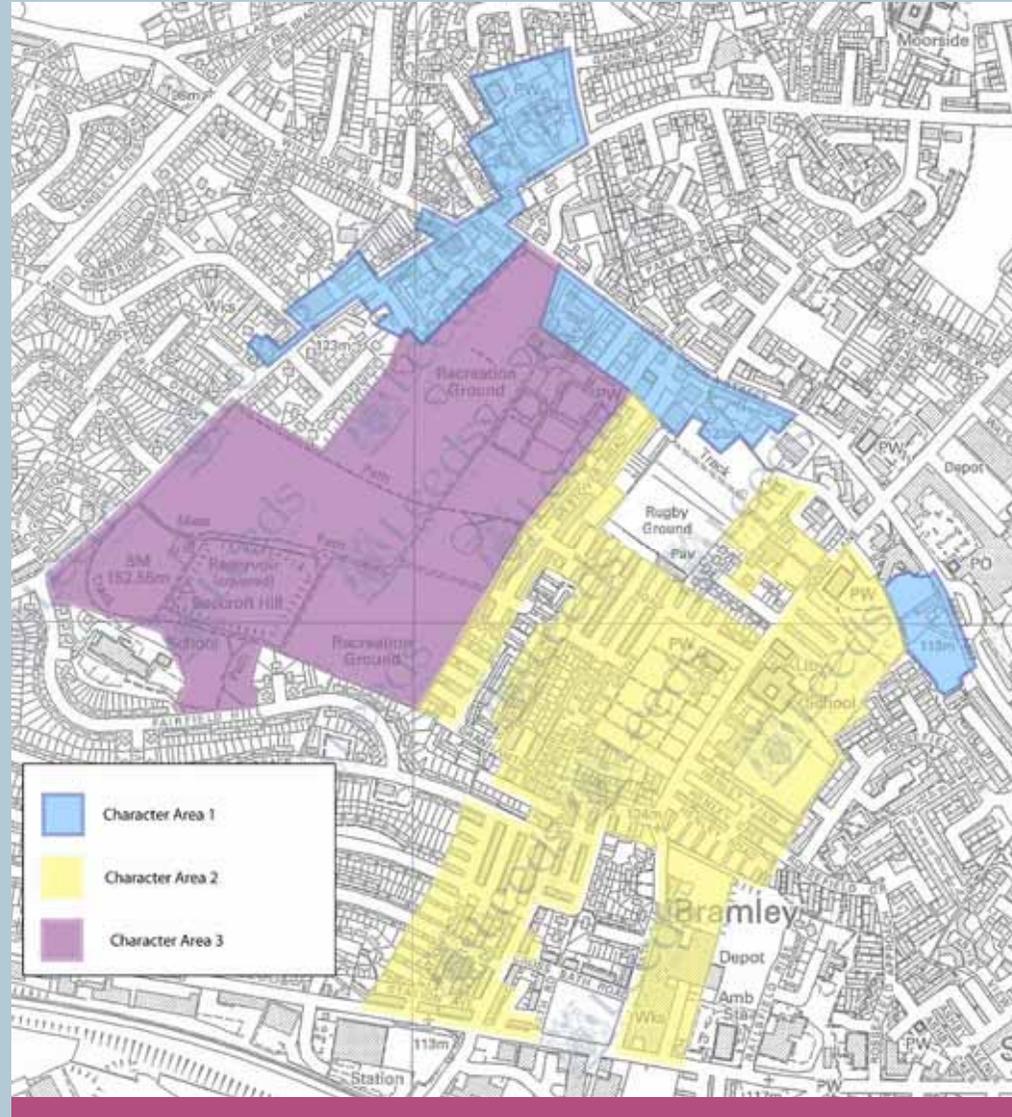
Character Analysis

Character Areas

There are sub-areas within the proposed conservation area known as “character areas”, the boundaries of which are often blurred but nonetheless have distinct qualities. The areas have different spatial characters and distinct form and functions generated by their uses. Unifying the character areas is a shared sense of history and connectivity to one another.

The Bramley Town Conservation Area can be separated into three distinct character areas.;

- **Character area 1—Town Street**
This conservation area encompasses what is left of historic Town Street. The area that prior to the 1850s represented virtually the whole of Bramley village.
- **Character area 2—19th century development.**
With the industrial revolution came the need to build housing, municipal structures and religious buildings. These are represented in this character area.
- **Character area 3—Bramley Park**
This open recreational area was first opened in 1872 (though at that time it was not the scale it is today). This green area with its strong boundary treatments is important to the character



and appearance of the Bramley Town Conservation Area as a whole.

Positive buildings

Within the separate character area maps, buildings are coloured dependant on the contribution they make to the conservation area. The buildings coloured green on the map make a positive contribution to the character of the conservation area. This contribution may be in one or more of the following ways:

- **Landmark buildings**
- **Buildings which provide evidence of the area's history and development**
- **Buildings of architectural merit**
- **Buildings with local historical associations**
- **Buildings which exemplify local vernacular styles**
- **Groups of buildings which together make a positive contribution to the streetscape**

There should be a presumption in favour of their retention in all but exceptional circumstances. All other buildings are those which make either a neutral or negative contribution, these buildings may benefit in the future from enhancement or development, so long as what is proposed in keeping with the character and appearance of the Bramley Town Conservation Area.

Character Analysis

Character area 1—Town Street

This area encompasses what remains of the historic Town Street core of Bramley. Its boundary follows roads which were extant in the village in 1851 and generally includes the historic architecture which is still present today.

Key characteristics:

- Buildings generally front onto main routes of Town Street and Broad Lane, but this is not consistent, many historic structures face away from the road.
- Fine-grained built form
- Variety in size and status of buildings
- Coursed gritstone and Welsh roof slate are the predominant building materials
- Ornate detailing present on many detached buildings.

Key ways to retain character:

- Use of gritstone as predominant walling material
- Retention of formal built form. Detached and ornate structures should retain dominance.
- Retention of slate roofs and chimneys
- Retention of informal layout of buildings and streets, though all properties built directly on Broad

Lane and Town Street should be orientated to face them.

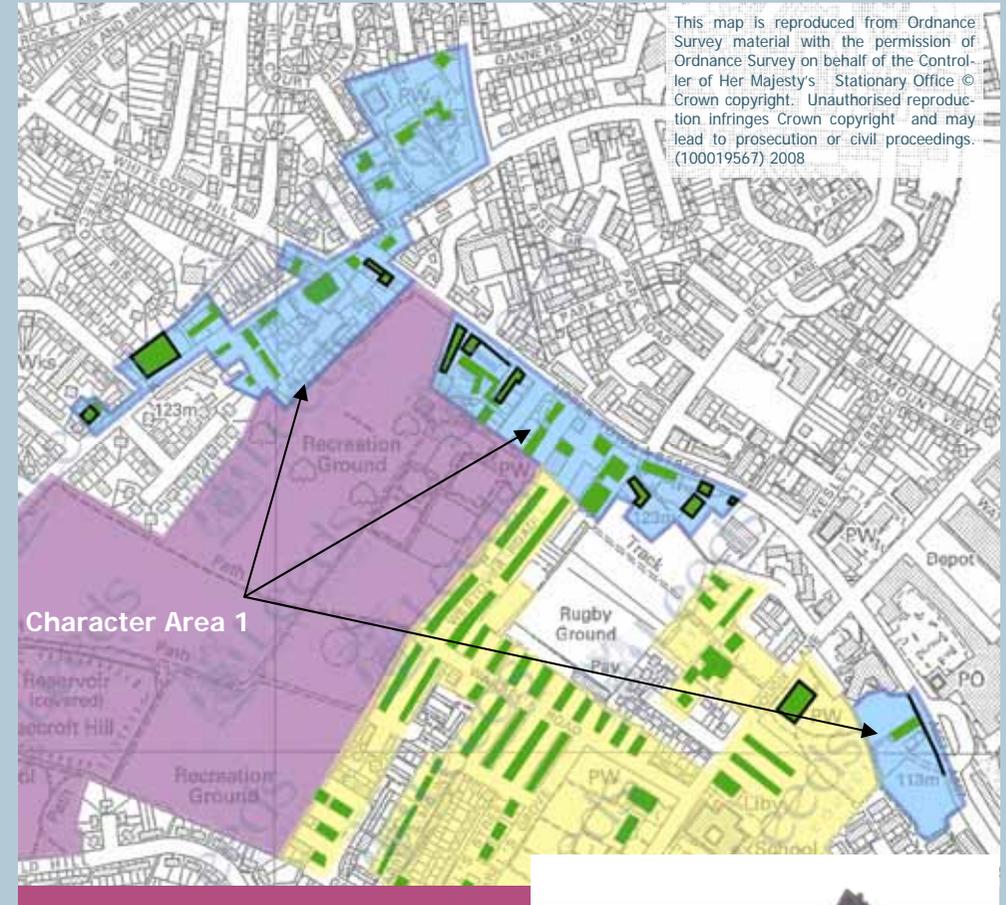
- Retention and reinforcement of fine grain of built form



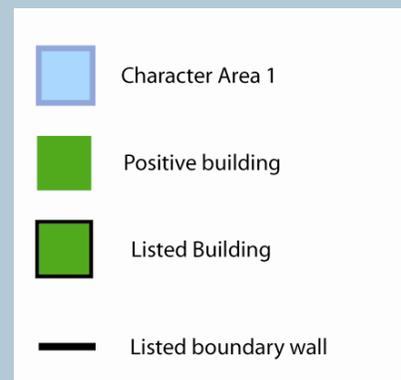
The Unicorn Public House and the adjacent green space are important remnants of development around what once was Stock's



Terrace rows, such as at Moorfields are an example of the high quality architecture that still exists within the rest of the character area.



Character area 1—Town Street



The southern side of Town Street retains many impressive historic structures, as well as their associated shop fronts

Character Analysis

Character area 2– 19th century development

The majority of the architecture in this area can be split into two distinct categories; 19th century terrace properties and key municipal and ecclesiastical structures. The public buildings mentioned above also all date to the later half of the 19th century . These key structures including St Peter’s Church (1861), the local board school on Hough Lane and the Sunday School opposite (1894) add a value to the streetscape and exemplify the prosperity of Bramley in this period.

The terrace properties vary in construction but are distinctive in scale and street pattern layout.

Large detached and semi-detached properties with ornate detailing are present and should be retained, but are not characteristic to the area.

Key characteristics:

- Buildings are street facing. Domestic properties on whole located at back of pavement edge, exceptions present on large and detached properties.
- Detached buildings have a fine-grained built form
- Variety in size and status of buildings
- Coursed gritstone and Welsh roof slate are the predominant building

materials. Brick present on many terrace rows but never on large detached structures.

- Ornate detailing present on many detached buildings.

Key ways to retain character:

- Use of gritstone as predominant walling material for both boundary walls and buildings. Brick acceptable but not on detached properties.
- Repairs/extensions to buildings and boundary walls should be undertaken in the same materials as the existing structure.
- Retention of formal built form. Detached and ornate structures should retain dominance.
- Retention of slate roofs and chimneys.
- Retention of formal layout of buildings and streets.
- Retention and reinforcement of fine grain of built form



Detached and semi-detached properties, such as here on Warrel’s Grove are usually fine grain and have a positive impact on the character of the area.



Strong terrace rows, often with fine detailing, such as here at St Peter’s Mount highlights the 19th century development in Bramley



The late 19th century Board School is a key structure in the character area.

Character Analysis

Character area 3– Bramley Park

This area encompasses the recreational land of Bramley Park. The only architectural elements present in this area are the communications mast, the formal entrance to the park and the sheds which are present.

Key characteristics:

- Formal recreation grounds incorporating sports fields.
- Strong gritstone boundary walls and formal openings within them to provide access to the site.
- Areas of mature trees.

Key ways to retain character:

- Use of gritstone as predominant boundary walling material.
- Retention mature trees and increased planting to protect the green character of the Park.
- Retention of formal layout of the original 1872 recreation ground, and restoration of elements including the bandstand.



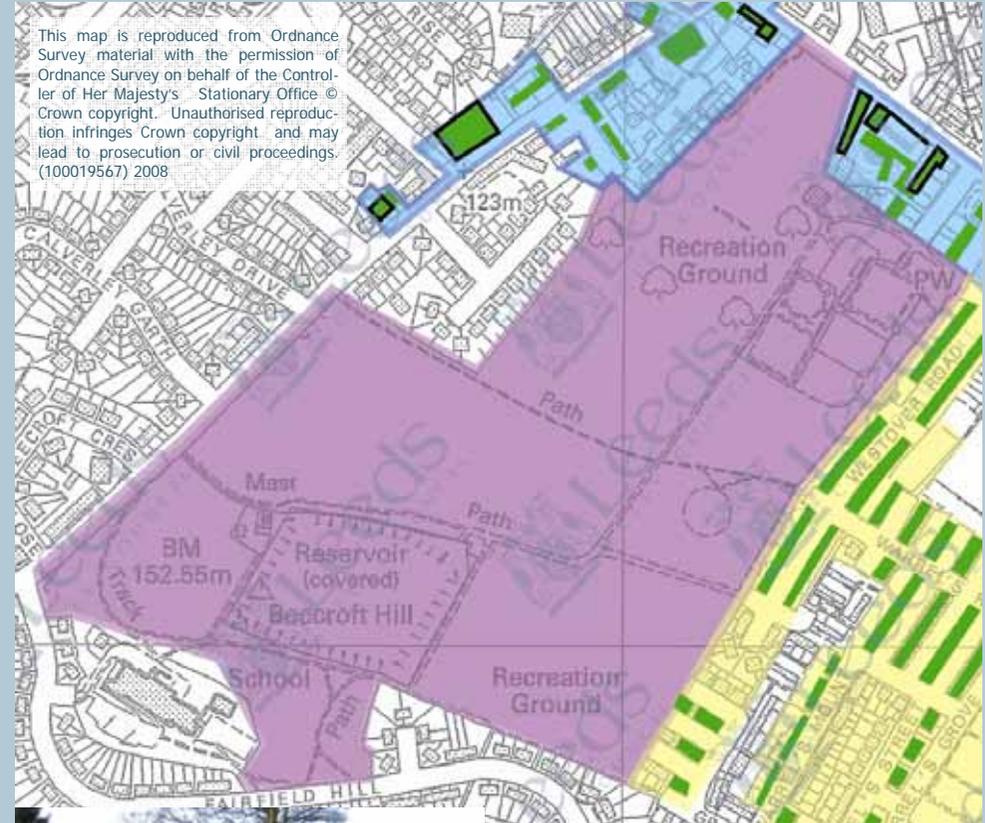
View into Bramley Park from Westover Road



Opening in the boundary wall of the park on Broad Lane provide access into the park at various intervals



The park provides an element of open countryside feel to Bramley



The main access to the park from Moorfields is more formal and is indicative of the late 19th century recreation ground that was first established in this location.

	Character Area 3
	Positive building
	Listed Building
	Listed boundary wall

Management Plan- Opportunities for management and enhancement

This section highlights the sort of opportunities that can further enhance the character and setting of the Bramley conservation area. Not all opportunities for enhancement involve the reworking of an inappropriate structure, rather they can apply to street furniture, open spaces and highways issues. This list is by no means exhaustive, as conservation areas can always be improved upon.

Enhancement to Bramley Park

Bramley Park is a location and space central to Bramley and is important to the character and appearance of the conservation area. Sensitive enhancement which takes into account the historic context of the area and the characteristic palette of materials in the area could have a positive affect on the area as a whole. Examples of achieving this could include;

- Increased tree planting
- The enhancement of the entrance to the park off Moorfields.
- The reintroduction of a bandstand.
- An information board giving information on the Park. Including information on its history and its current status.

- Improved facilities to make the Park a more user friendly area, such as seating.
- Regular and improved maintenance of existing facilities, such as the tennis courts.

Many of these points were highlighted in the Leeds Quality Parks (LQP) assessment (October 2008), which was based on the national Green Flag standard.

Terrace Housing

The historic terrace rows are very important to the character and appearance of the conservation area. Their integrity can be compromised by unsympathetic and inappropriate alterations to detailing and fenestration. This is already apparent with the irregular installation of dormer windows. When possible in the future terrace properties should conform to the strong and consistent character which is already in place.

Action:
When possible any planning decisions relating to the change of appearance of a terrace row will take into account the character and appearance of the whole row and not just the individual property.

Maintenance of Bramley Baptist Burial Ground

The Bramley Baptist Burial Ground is an important focal point and important green space within the conservation



Development which does not take into account the appearance of a terrace block as a whole can have a negative impact on the character and appearance of the conservation area.

area. As such the maintenance of this space is important to the character and appearance of the conservation area, especially as this area has a lot of pedestrian and vehicular activity around it and for the history associated with it.

Action:
When possible more regular and improved maintenance by Leeds City Council will be undertaken to improve the appearance of the Bramley Baptist burial ground.

Maintenance of ginnels and paths

The ginnels that snake through the Bramley conservation area are important to the historic character of the area. With many of the ginnels getting overgrown, and some even blocked, they are often very difficult to



Ginnels and alleyways are characteristic routes in and around the conservation area



The appearance of Bramley Baptist Burial Ground could be improved by regular maintenance.

use. The maintenance of these ginnels as historic rights of way should be a consideration in the future.

Action:
The footpaths in the Bramley area of Leeds need to firstly be definitively mapped (a process underway at time of publication). Once this has been undertaken

when possible more regular and improved maintenance will be undertaken by Leeds City Council to improve the appearance and the usability of the ginnels.

Sensitive new development in and adjacent to the conservation area

To be successful, any future development within the conservation area needs to be mindful of the local character of the village, while at the same time being distinctly of the 21st century and addressing contemporary issues such as sustainability.

A particular threat is the tendency for new build to be of suburban form and design, executed in materials of lower quality than the surrounding positive buildings. Equally, poorly designed and detailed 'pastiche' development can be as eroding to special character as development that shows no regard for its setting.

Successful new development in historic areas will:

- *Relate well to the geography and history of the place and the lie of the land*
- *Sit happily in the pattern of existing development and routes through and around it*
- *Respect important views*
- *Respect the scale of neighbouring buildings*
- *Use materials and building methods which are as high in quality as those used in existing buildings*

- *Create new views and juxtapositions which add to the variety and texture of their setting.*

Cabe and English Heritage, 2001, 'Building in Context: New development in historic areas'

Action:

New development must respond sensitively and creatively to the historic environment.

Public realm enhancements

When resources are available a specifically funded streetscape audit and rationalisation of existing signage, road markings and street furniture would provide the opportunity to clear the streetscape of unnecessary clutter. Redundant and duplicate items could be removed, and consideration given to the sensitive design, siting, scale and grouping of fixtures, fittings and markings.

Particular issues that could benefit from enhancement include:

- Appropriate treatment for street furniture such as streetlights, such as a simple design painted black (as covered by current council policy).
- The sympathetic development and enhancement of surface treatments on public highways, particularly paths. The surfacing of some areas of the public highways could be improved. Inconsistent and patchy surfacing, as well of areas of disrepair are inappropriate to the conservation area.

- Increased number of street trees when services and budgets allow.
- More discrete public realm such as smaller traffic signs and paler yellow lines when they are due for renewal.

Action:

Promote public realm enhancements within the conservation area as opportunities arise and funding permits. Ensure that future public realm works respect and enhance the special character of the conservation area. This will include;

- **Making sure the siting and design of road signs and street furniture in the conservation area should have regard to current English Heritage "Streets for All" guidance (see references).**
- **Retain historic paving in the conservation area and restore where appropriate and when possible.**
- **Ensuring that street lighting plan should respect the historic streetscape and proportions of buildings.**



Any development within the Bramley conservation area should respect the characteristic palette of materials already in place



Millstone grit flag stones should be retained and repaired when possible

Resistance to inappropriate forms of infill development

Conservation areas in general are sensitive to forms of inappropriate infill development. Often the infill that takes places does not take into account the scale, massing and proportion of

structures in the area. Spaces between the structures are also important. All of these criteria are important in maintaining the character of the area. The failure to ensure that these characteristics are upheld can result in developments that will have a detrimental affect on the character and appearance of the conservation area.

Action: Any development proposing the infill of a site, or the subdivision of a plot, should respond to the scale, proportion, layout and distribution of positive structures, and the space between them, within the conservation area.

Protect surviving historic architectural details and promote the replacement of inappropriate fixtures and fittings

Given the listed building coverage within the conservation area, it is surprising that incremental loss of traditional architectural detailing is an issue which is still occurring. Replacement of windows, doors, traditional wall surfaces and roof coverings with inappropriate materials and designs, is negative and affects individual buildings and the wider streetscape. This cumulative change is particularly noticeable in the terrace rows where the original uniformity has been weakened.

Surviving historic features should be maintained and sympathetically repaired where necessary. Where historic

fenestration and features have been lost in the identified positive buildings, reinstatement of appropriate, traditional detailed fittings is encouraged.

By encouraging the protection of surviving historic detail and the reinstatement of appropriately detailed fittings in the defined positive buildings, the character of the conservation area can be further enhanced.

Action: Surviving historic features should be retained and where necessary sympathetically repaired.

Development affecting the setting of the conservation area

It is important that development around the conservation area does not spoil its setting. Appropriate design and materials should still be used when designing structures adjacent to the conservation area.

Action: The impact of developments outside the conservation area that might affect the character and appearance of the conservation area should be considered. This will ensure the character and setting of the conservation area is not compromised.



Fine detailing such as stone lintels and ornamental door pediments should be sympathetically repaired and maintained if the character is going to be preserved, such as here.



Local lists are important in establishing which buildings are locally important



Detailing on listed historic structures is also important to the character of a structure, and also the conservation area.

Tree management

Tree management is an important part of Bramley conservation area. Many of the trees are covered by Tree Preservation Orders, with the management of the woodland a high priority within the park. This management though should also be considered by individuals, for those mature trees within their property boundaries.

Trees form an important part of the character of the area. Conservation area designation affords some degree of protection. However, to ensure that this element of Bramley's special character is protected and enhanced a tree strategy should be formulated to address the need for the designation of more Tree Preservation Orders (TPOs) and general tree management issues if further required. A replanting strategy should also be considered in order to manage the impact of loss of trees through over maturity.

Action:

Consideration should be given to formulating a tree strategy to protect and enhance the Greenscape.

Boundary Treatments

Bramley, due to its layout and historical context, is particularly at risk from the negative effects that can be caused by inappropriate boundary treatments within a conservation area. In order to retain the established character, all boundary treatments should be sympathetic with those in existence, and those which add character to the area.

Action:

New boundary treatments within Bramley conservation area will be consistent with the traditional nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible

Protect archaeological remains

The chapel site and any associated burial ground is of below ground archaeological potential and would need evaluation in advance of development to establish the nature and degree of archaeological survival. Development which may disturb archaeological remains may require a watching brief to ensure the preservation of archaeological finds.

Action:

Development which involves below-ground excavation must have regard to the potential for archaeological finds.



Millstone grit boundary walls and mature hedgerows are important to the character and appearance of the conservation area and should be retained when possible at all times.



Where they are still extant, historic street signs should be preserved and enhanced if possible.

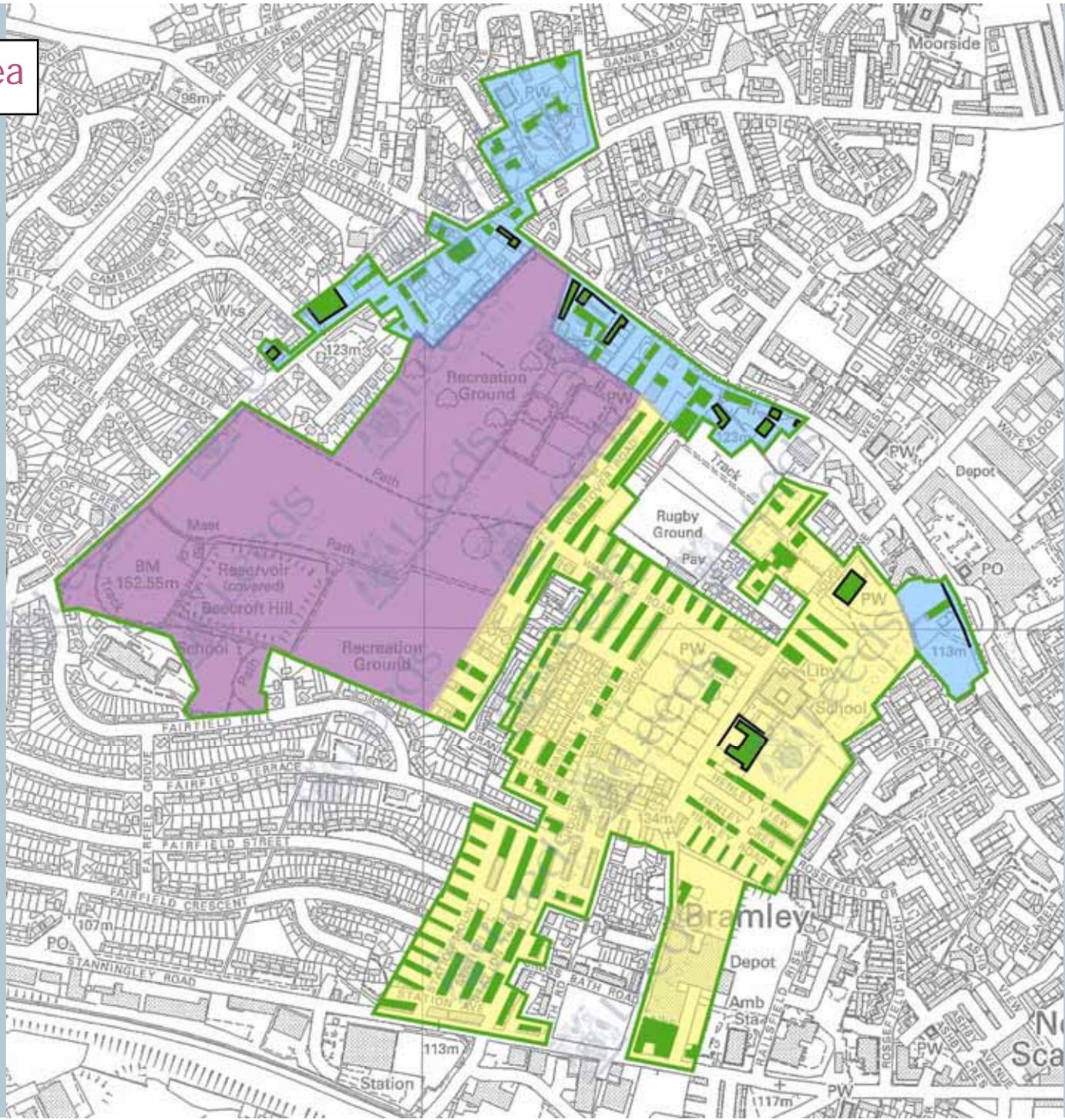


Trees play an important role in establishing a natural and green character in the conservation area.

Key map of the conservation area

Key

- Proposed Conservation Area Boundary ———
- Character Area 1 [Blue hatched box]
- Character Area 2 [Yellow hatched box]
- Character Area 3 [Purple hatched box]
- Positive Buildings [Green solid box]
- Listed Buildings [Black solid box]



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1938 – Ordnance Survey 1:10,000
1968 – Ordnance Survey 1:2,500

Access to archives - www.a2a.org.uk

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- West Yorkshire Archaeological Advisory Service (WYAAS).
- Bramley History Society

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the Inner West Area Committee of Leeds City Council.

Where to find out more

Local sources are:

- Central Library (Local & Family History Section), The Headrow, Leeds LS1. Tel 0113 247 8290 email: localstudies@leeds.gov.uk website: www.leeds.gov.uk/library
- West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds LS73AP. Tel-0113 214 5814 email: leeds@wyjs.org.uk website: www.archives.wyjs.org.uk
- West Yorkshire Archaeology Service, Newstead Road, Wakefield WF1 2DE Tel 01924 306810 email: wysmr@wyjs.org.uk website: www.arch.wyjs.org.uk

In addition, much information is available on other websites:

- www.heritagegateway.org.uk includes all listed building descriptions and some photos
- www.leodis.net has archive photos of the Leeds district
- www.old-maps.co.uk includes early Ordnance Survey maps.
- Access to archives - www.a2a.org.uk

Local interest Groups

If you have found this appraisal of interest and would like to find out more, the following local interest groups are useful sources of knowledge;

- *Leeds Civic Trust* Leeds Heritage & Design Centre, 17-19 Wharf Street, Leeds LS2 7EQ Tel: 0113 243 9594, Email: office@leedscivictrust.org.uk website: www.leedscivictrust.org.uk
- *Bramley History Society* Contact through; www.bramleyhistory.co.uk or Mrs Brenda Lees (secretary) on 0113 2789003

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Finding Out More

What is a conservation area?

A conservation area is '*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

What does conservation area status mean?

Conservation area status provides the opportunity to promote the protection and enhancement of the special character of the defined area. Designation confers a general control over development that could damage the area's character. The details are complex but can be summarised as:

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the area.
- Some minor works to houses is no longer "permitted development" and will require planning permission. Examples are rear dormer windows, external cladding and most satellite dishes on front elevations.
- Advertisement controls are tighter
- Most work to trees has to be notified to the Council who has six weeks in which to decide to impose restrictions.

- Generally, higher standards of design apply for new buildings and alterations to existing ones.

Change is inevitable in most conservation areas and it is not the intention of the designation to prevent the continued evolution of places. The challenge within conservation areas is to manage change in a way that maintains, reinforces and enhances the special qualities of the area.

What is the purpose of this appraisal?

This appraisal provides the basis for making informed, sustainable decisions in the positive management, protection and enhancement of the conservation area.

It provides a clear understanding of the special interest of Bramley conservation area by:

- accessing how the settlement has developed
- analysing its present day character and
- identifying opportunities for enhancement

This appraisal follows the current guidance set out by English Heritage in the 2006 publication 'Guidance on conservation area appraisals'.

The appraisal is not intended to be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Planning policy context

This appraisal should be read in conjunction with the wider national, regional and local planning policy and guidance. Relevant documents include:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Guidance 15: Planning and the Historic Environment
- Planning Policy Guidance 16: Archaeology and Planning
- The Yorkshire and Humber Plan (The Regional Spatial Strategy) May 2008, particularly Policy ENV9 Historic Environment
- Leeds City Council, Unitary Development Plan Review 2006, particularly Chapter 5 Environment and Appendices A3 Building Design, Conservation and Landscape Design and A4 Archaeological Policies
- Leeds City Council, Local Development Framework, emerging framework that will ultimately replace the Local Plan.

Community involvement and adoption

A draft version of this appraisal went through a public consultation process. A including:

- A five week exhibition at the local library, with handout summary leaflets and access to a paper copy of the appraisal

- A presentation of the findings of the appraisal was given and a drop meeting was held and the local library.
- Identified stakeholders and interested parties were directly notified
- The appraisal and response form were made available through the Council's website
- The consultation was advertised with local press coverage and a leaflet drop to all residences in the conservation area which were directly affected by the alteration of the conservation area boundary.

The consultation responses were evaluated and the appraisal was amended in light of comments received. This document was formally endorsed by the Planning Board at a meeting in April 2009, with the conservation area boundary and the appraisal and management plan effective from 11th May 2009. The appraisal will be a material consideration when applications for change within the conservation area or its setting are considered by the Council.