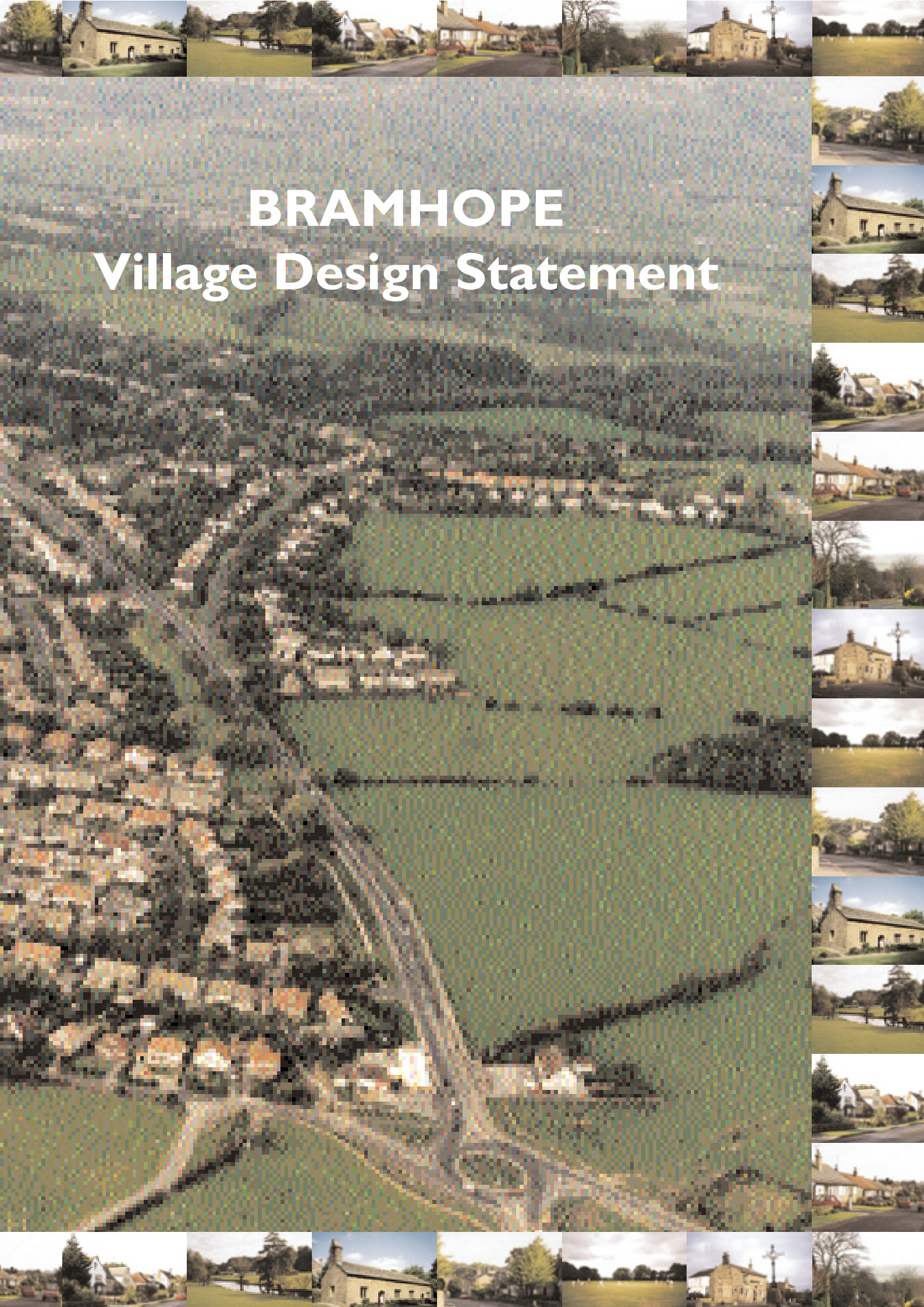
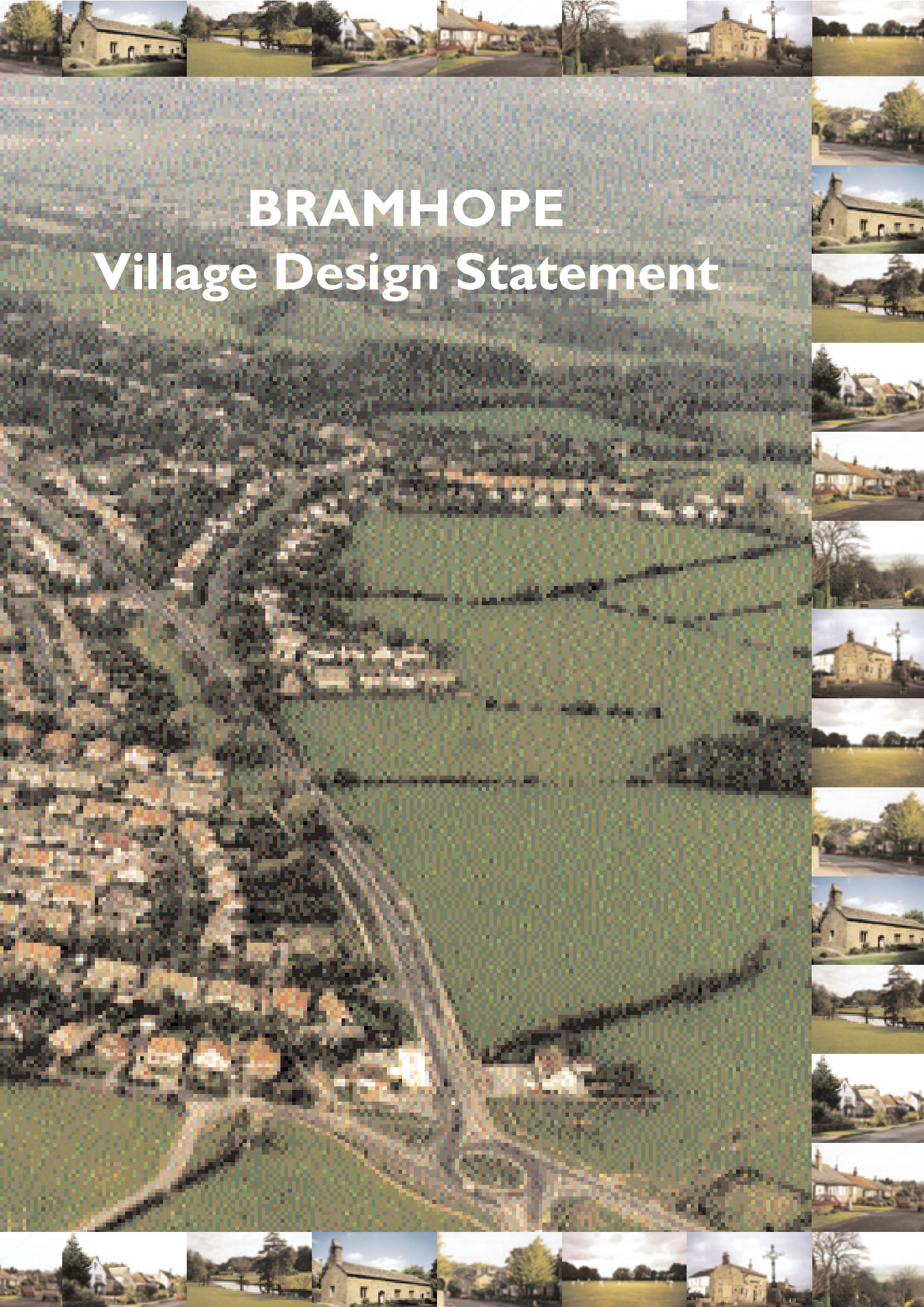




# BRAMHOPE

## Village Design Statement



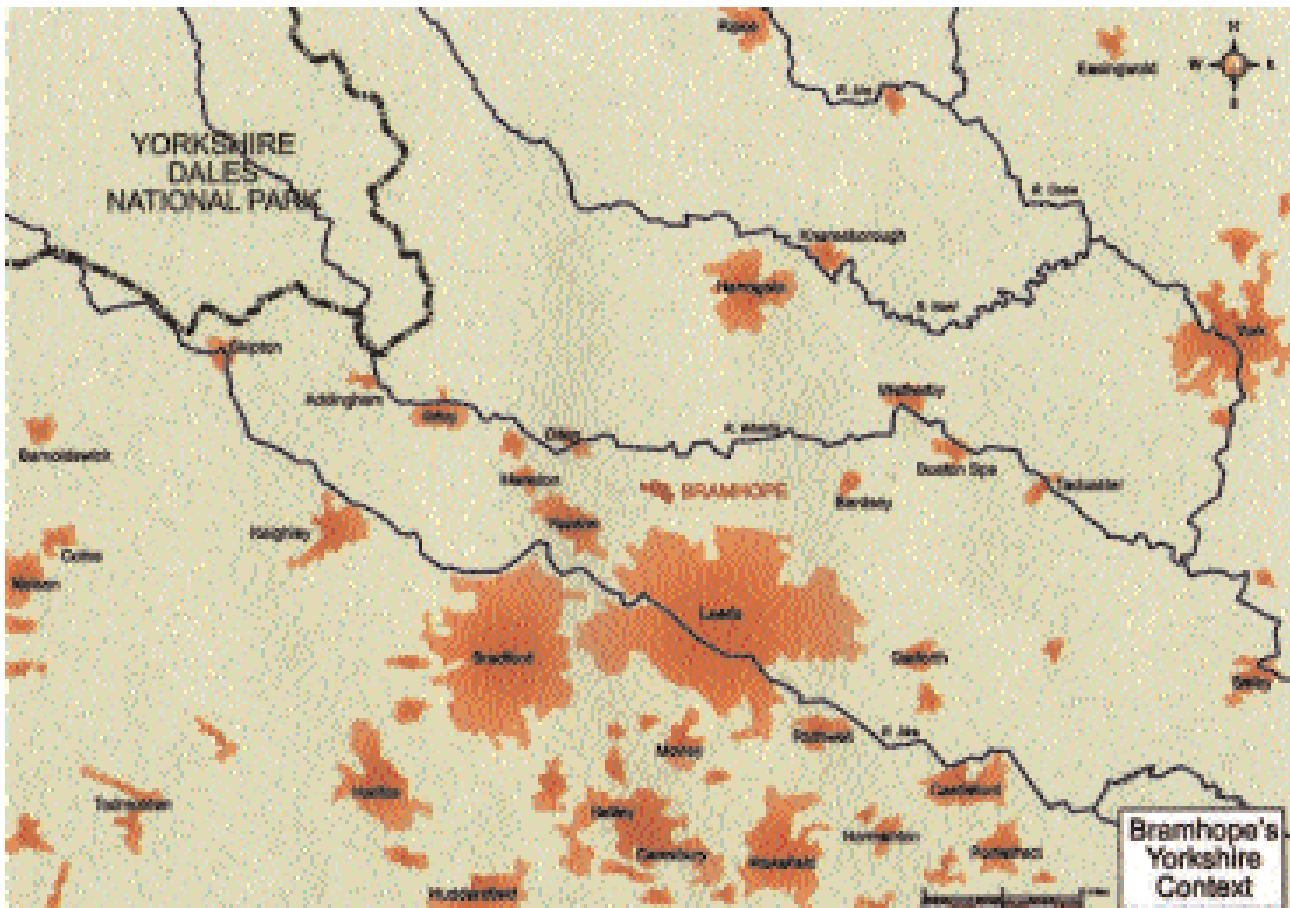
# Bramhope

Bramhope is a village of some 4,500 inhabitants, about 700 of whom are under 18 years of age. There are about 1,600 dwellings in the village, most of which are rated for council tax purposes within the D to G price band. There are roughly 900 detached properties (about 55% of the housing stock), 450 semi-detached properties (about 28%), 200 town houses or cottage-type dwellings (about 12.5%) and 65 flats (about 4%). About 200 of these properties are bungalows.

Bramhope is mentioned in the Domesday Book. Buildings in the older parts of the village date from the 17<sup>th</sup> century and are of a plain stone-built construction.

Although the village has expanded rapidly since 1930, it retains its rural character.

Bramhope is situated on the A660 between Leeds and Otley in West Yorkshire; Bradford and Harrogate are nearby, and York is within easy travelling distance. It is surrounded by Green Belt land, and The Yorkshire Dales National Park is on the doorstep. The village is conveniently placed for travel to most parts of the country as the M1, A1 and M62 are soon reached; the Leeds Bradford International Airport is just 2 miles away.



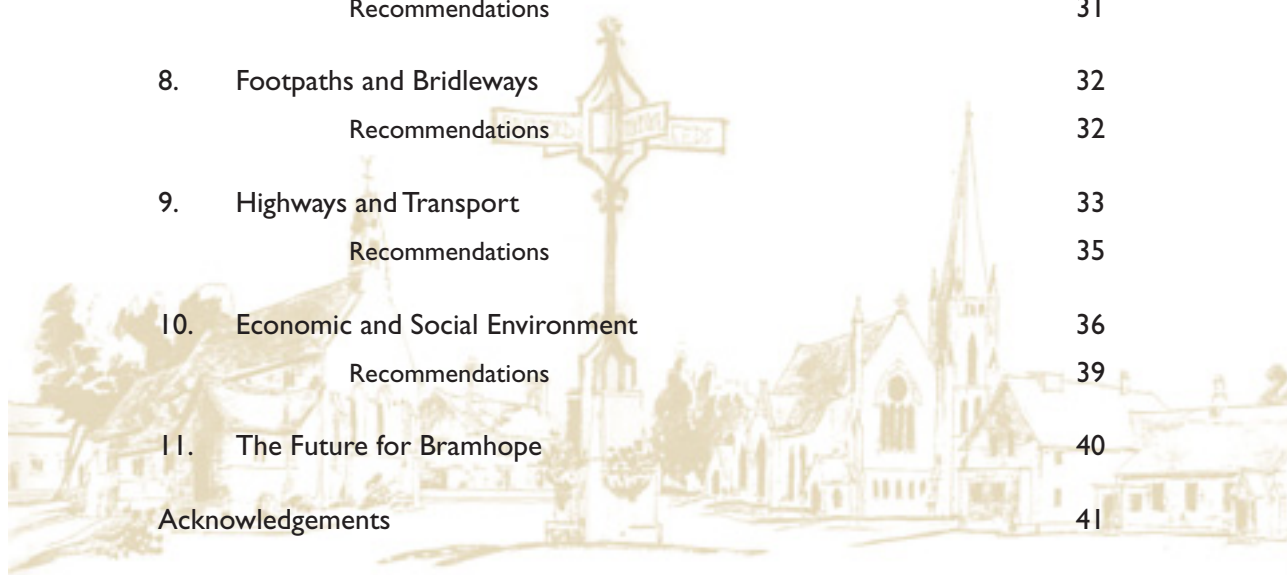
Name and address of principal contact person:  
*Dr Philip Sunderland, c/o The Bramhope and Carlton Parish Council*

Date of Adoption as Supplementary Planning Guidance: October 2001

Proposed review date: 2006

# Bramhope Village Design Statement

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# Summary of Main Planning Recommendations

## Planning Status

Leeds City Council welcomes this initiative and supports the aims of Village Design Statements, as an expression of the aspirations of local people in guiding new development and the valued characteristics of their local environment.

The Bramhope VDS should be regarded as Supplementary Planning Guidance to the adopted Leeds Unitary Development Plan (UDP). The recommendations of the VDS should be read in conjunction with the relevant UDP policies, and reference numbers of these have been listed in the highlighted text boxes.

For a full list of Supplementary Planning Guidance or to look at a copy of the UDP, visit

### The Planning Enquiry Centre

6th floor of Merrion House,  
110 Merrion Centre,  
Leeds LS2 8SH

(opening hours: Mon to Thurs 9am - 5pm, Fri 9am - 4.30pm),  
Tel. (0113) 247 8000

or visit the Planning Department's internet website  
[www.leeds.gov.uk/planning](http://www.leeds.gov.uk/planning).

## Bramhope's Landscape Setting

The following landscape features must be retained and protected: the Green Belt which is an important buffer separating Bramhope from Leeds and helps the village retain its rural character; the stone walls, hedges, woodland and trees which give the surrounding countryside its unique appearance; the open aspects enjoyed from the village to the north and across Breary Marsh, which are much appreciated; and Golden Acre Park, Chevin Forest Park and the open countryside with its many footpaths, providing recreational opportunities for many people.

[Recommendations: 3.1-3.4, 4.3, 4.20, 7.1, 9.1, 9.2, 10.3](#)

**UDP SAI, N1, N32, N33, N34, SP2, N37A, N42**

The interface between the village and the surrounding countryside is particularly sensitive to change. Developments should try to soften the transition by landscaping and appropriate choice of building height, materials and density. The presence of Greenspace (public open space) at the interface helps to make the transition acceptable.

[Recommendations: 3.5, 4.14](#)

**UDP SAI, LD1, N1, N2, N23, N24**

The conversion of farmhouses within the Green Belt should retain the existing buildings; extensions should match the style of existing and nearby properties.

[Recommendations: 3.6, 3.7](#)

**UDP N12, N13, N36, N37A, Appendix A5**

## Bramhope's Residential Area

Housing developments should complement and integrate with adjacent areas in the village, in terms of the characteristics of low-density housing, gardens, trees, public open spaces, and grass verges and footways beside the roads. There are currently no developments over 2½ storeys except for the Holiday Inn.

[Recommendations: 4.5, 4.9, 4.16, 4.17, 7.2-7.5, 10.2](#)

**UDP N9, N12, N13, N23, N24, N25, Appendix A3**

Greenspace is well used for leisure and sporting activities and should be retained. Private open space in the village is valued by the residents. Public footpaths and bridleways need to be retained and kept in good condition; some expansion to the existing network would be desirable.

[Recommendations: 7.2-7.5, 8.1, 8.4, 10.9, 10.10](#)

**UDP N1, N2, N5, N6, N9, N10, N23, N25, SPG No.4**

The loss of shops through conversion into dwelling houses would be undesirable because of the consequent reduction in the range of services available in the village. Where change of use of a dwelling house is proposed to allow commercial activities to take place, there should be no material change to the appearance of a property and no nuisance caused to neighbours.

[Recommendations: 4.18, 4.19, 10.4, 10.5](#)

Residents carrying out 'permitted developments' should enquire about current regulations from the City of Leeds Planning Authority, or consult an experienced professional. Extensions should blend in with the existing property and its neighbours. An extension design guide is available from the Department of Planning and Environment.

[Recommendation: 5.1](#)

**UDP N25**

Planning permission for infill should only be granted if the new property is sympathetic to other houses in the character area. Enforcement of any conditions imposed must be carried out.

[Recommendations: 4.1, 4.2, 4.5-4.9, 4.11, 4.12](#)

**UDP N12, N13**

Small-scale developments on open land in the village are undesirable but if permitted they should fall within the recommended guidelines. Development on 'brown field' sites within existing residential boundaries is acceptable. Developments involving the demolition of serviceable housing for replacement by high-density developments are likely to be inappropriate.

[Recommendations: 4.1-4.9, 4.12-4.16](#)

Large-scale developments are unwelcome to most of Bramhope's residents, but if they are to take place they should integrate with and complement adjoining areas. Existing features like woodland, ponds and footpaths should be retained and extended to provide landscape transition zones around new development adjacent to open land. Significant increases in the village's population with present levels of public transport would lead to undesirable road traffic congestion.

[Recommendations: 4.1-4.8, 4.12, 4.14-4.17, 9.15-9.17](#)

**UDP N34, N37A, N39, N41B, N51, N59, SA2, T2, T9**

# 1. Introduction

This Village Design Statement (VDS) represents the views of the residents of Bramhope, and makes recommendations for the local planning authority, builders and developers to act on when considering proposals for new housing and other developments in and around the village. It describes the qualities and characteristics of the village appreciated and most valued by residents.

## Local Involvement

Local people have a special and unique knowledge and appreciation of local character and distinctiveness. The VDS has provided an opportunity for everyone in the village to play a part in the debate and make a positive contribution to the design process. A variety of ways has been used to ensure the widest possible consultation, including the following:

- A **Public Meeting** was held in the Robert Craven Memorial Hall to launch the initiative. A group of residents drawn from a wide cross-section of the community was invited to help progress the work of preparing the VDS for Bramhope. A constitution was drawn up and arrangements made for the group to have its own bank account.
- A **Questionnaire** was devised, which included a section just for young people, and copies of the Questionnaire were delivered to each of the 1600 households in the village. Over 500 Questionnaires were returned, including responses from about 50 young people, a measure of the interest and concern for the future of the village felt by its residents.
- A series of **Public Exhibitions** was held at several venues in May 1999 to explain what the VDS expected to achieve and to invite comment. Completed Questionnaires were collected at the Exhibitions, local shops and elsewhere.
- Residents were kept informed of the progress of the VDS preparation via the **Parish Council Newsletter** and the local press. The Bramhope and Carlton Parish Council, The Yorkshire Rural



Public Exhibition May 1999

Community Council, and the Leeds City Council Department of Planning and Environment were also apprised of developments and asked for their comments.

- When the Questionnaires had been evaluated, a succession of draft documents was prepared until the stage was reached at which the VDS group felt that it was ready to make a detailed draft available for public comment at another widely-advertised **Public Exhibition** held in the Robert Craven Memorial Hall on 29<sup>th</sup> April 2000.
- The VDS Group is aware of the Unitary Development Plan (UDP) for Leeds, adopted in August 2001, which contains some recommendations that conflict with the views of residents as expressed in this VDS document.

The final version of the VDS document was then prepared and submitted to the Bramhope and Carlton Parish Council for its endorsement, and then to Leeds City Council. Council officers consulted the chair of the West Plans Development Control Panel, CIT and Ward Councillors, representative professional bodies and government agencies on the draft text. This was then approved without further amendment by the Director of the Planning and Environment Department as Supplementary Planning Guidance under delegated powers in the Autumn of 2001.



## 2. History of Bramhope & Settlement Pattern

The earliest known settlement in the area was a British camp established off Moor Road. The Romans also occupied this part of the country but bypassed Bramhope with their road from Adel to Ilkley, traces of which may still be seen in a field near Leeds Bradford Airport.

Bramhope is mentioned in the Domesday Book when the Saxon thane Uchill had a great manor here. In 1095 this passed into the hands of the famous Percy family, and in 1165 was sold to Ralph de Bramhope. In the 13<sup>th</sup> century the monasteries owned much of the land and had granges where sheep were grazed. The monks used tracks, such as Scotland Lane and Staircase Lane, as they travelled from their outlying granges to Kirkstall Abbey. At the dissolution of the monasteries Henry VIII gave the land to the Earl of Cumberland.

In the 16<sup>th</sup> century the Dyneley family moved into the area and acquired Bramhope Hall, replaced in 1971 by the Post House Hotel (now Holiday Inn). In 1649 they built the Puritan Chapel, which was taken over by the Church of England after the Restoration.



The Puritan Chapel, built in 1649

The chapel is one of only a few built during the Commonwealth period. It is said not to have been consecrated but nevertheless was in regular use for church services until 1881-82. When it proved too small for the growing population, St Giles' Church was built in 1881. The original Methodist chapel was built in 1837 and replaced by the much bigger church in 1896.

Bramhope Manor was built in the 16<sup>th</sup> century but was rebuilt in 1803. The Lawson family lived at the Manor between 1876 and 1897. They were responsible for erecting The Cross at the top of Church Hill in around 1876. It replaced the 'Old Elm' of the Ancient Order of Foresters. Mr Lawson supplied the first lighting on it

and the Woodhouse family lit it for the 1936 Coronation. Thereafter it became the responsibility of the Parish Council.



The Smithy, dating from 1687

Other old buildings include The Croft, parts of which date back to about 1600, the Old Manor Farm that goes back to 1691, and the 'Old Vicarage' that is of a similar age.

Bramhope's layout is best understood in terms of the system of lanes that existed before the opening of the Leeds to Otley turnpike road in 1842. This routed travellers through the outskirts of Bramhope and it is along this road that motorists today travel between Leeds and the northwest. The milestones along the road were erected in 1850.

At the old core of the village is a group of buildings dating from the 17<sup>th</sup> and 18<sup>th</sup> centuries, notably the Fox and Hounds public house, The Smithy and Weavers Cottage. The Smithy served the village from 1687, and its stone hearth and flue can still be seen in the south wall. In 1870 an iron weigh-bridge was installed between The Smithy and the adjoining building and continued in use until 1939 to weigh loads of hay, stock and shire horses. This group of buildings lies at the intersection of the relatively important old road from Cookridge to Pool with the local lane running from Otley and Carlton towards Breary. They are typical Yorkshire millstone grit buildings, with little ornamentation, and have stone or slate roofs.

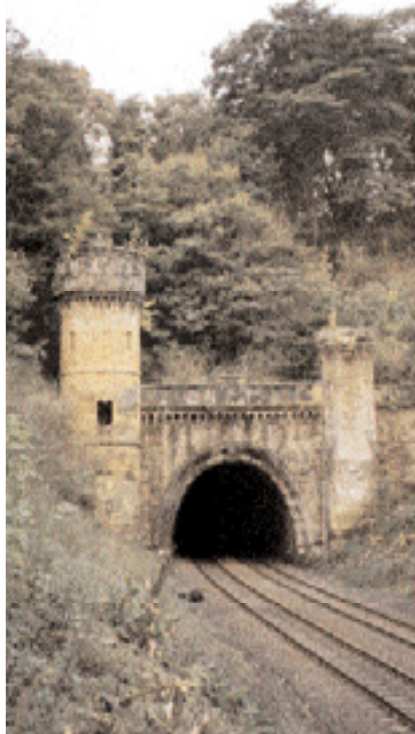
Other small groups of old buildings are to be found along the lane (now Breary Lane East) leading to West Breary, particularly at its intersection with Creskeld Lane and opposite the duck pond, and in Old Bramhope at the junction of Old Lane with Occupation Lane.



The Town Well, opposite St Giles' Church

Another old group was centred on the mill at the lowest point of what is now Hall Drive. Otherwise, the older buildings were widely scattered throughout the area, some originally built for the farming community and others built as country residences for Leeds tradesmen in the 19<sup>th</sup> century.

The first recorded village school was built in Eastgate where the war memorial gardens are now located. A plaque on the wall states, "On this site in 1790 a Day School was erected by the freeholders and copyholders of Bramhope Township. It was also used as a Sunday School and Public Meeting Place. Demolished 1961". The school became seriously overcrowded when the 30 local pupils were joined by 90 workers' children whilst tunnelling work for the Leeds to Thirsk railway was going on in the late 1840's. It was replaced by a larger building in 1873 in Breary Lane, next to what is now the shopping parade. The present school, situated on Tredgold Crescent, was opened in 1961.



Bramhope Tunnel, Northern Entrance

Water used to come from private wells or from the Town Well at the foot of Northgate (now Church Hill). The Town Well was restored in 1991 by a group of Bramhope residents, and is to be found opposite St Giles' Church.

The railway came to Bramhope, or rather under Bramhope, with the tunnel constructed between 1845 and 1849. The tunnel is still evidenced by the elaborate castellated northern entrance, many heaps of spoil and several ventilation shafts. There is a replica of the tunnel entrance in Otley churchyard, which was erected as a memorial to those who lost their lives during the tunnel's construction.

Bramhope was originally a scattered agricultural community, having only a small population until the 20<sup>th</sup> century. The Black Death of 1348-9 reduced the number of adults to 34, but this gradually increased to about 400 in 1900; now it is in the region of 4,500.

The construction of the Leeds to Otley turnpike road had surprisingly little effect on Bramhope's development. There are comparatively few late Victorian buildings here with the notable exception of the two churches and the Robert Craven Memorial Hall. At the beginning of the 20<sup>th</sup> century, Bramhope remained essentially a farming community with widely scattered buildings centred on Eastgate, Church Hill, Old Lane and Moorland Road.

The 20<sup>th</sup> century saw a considerable amount of new building in Bramhope, with housing developments in a variety of styles. This started in the 1930s with rather indiscriminate building on agricultural land before planning regulations became effective; this included the 'Trees' development bordering Breary Marsh at the south eastern edge of the village and originally well apart from it, and two small separate groups of council houses, in Moorland Road and Breary Rise, and the Creskeld Estate down the hillside from the A660. In addition, there was some 'ribbon development' along the A660 road, on either side of Breary Lane, and up Kings Road.

The gaps between the originally separate developments have been filled progressively in the second half of the 20<sup>th</sup> century, by developments in the Wynmores and Tredgolds, and then more recently in Parklands and Long Meadows, linking the 'Trees' area with the village centre. The late 1970s saw a major development of detached houses on the hillside linking the Creskelds to the village centre, and further infilling in Churchgate and Manor Close.



Manor Close, a successful infill development

# Historical Maps Of Bramhope



1820



1847-8





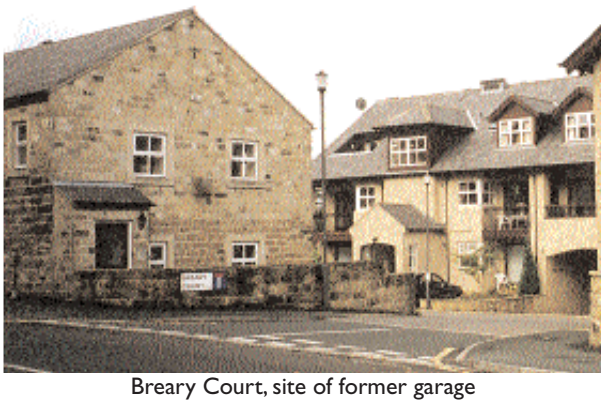
1906



1938

Although the majority of the houses built in the earlier part of the 20<sup>th</sup> century were of a style that could be found anywhere in England, many of the post 1940s houses have maintained affinity with the region's traditional character. While newer buildings have introduced a suburban character to the rural setting, the fairly large plots and absence of high-rise developments have allowed the distant vistas to survive.

The most recent building has been 'in-filling' or replacement of redundant premises, notably the two former garages, the conversion of the former school in Breary Lane and the Hilton Grange development. These buildings and the estates at the southeast of the village have included a number of bungalows and flats suitable for younger and retired people.



Breary Court, site of former garage

Most of the old dry-stone walls have been retained, often associated with grass verges, so helping to maintain the rural character of the village, although a number of more formal boundary walls and fences are now replacing them. Street lighting has been installed in some parts of Bramhope; while appreciated by many on grounds of safety, it has nevertheless detracted from the rural appearance of the neighbourhood.

There is virtually no industry in the immediate vicinity of the village apart from agriculture and the two quarries. However, there is significant industrial activity, within the parish boundary, in factories and warehouses near to the Airport, but it has little effect on the village



The shops on Tredgold Avenue date from the 1930s and complement neighbouring houses in style

of Bramhope. The World War 2 airfield at Yeadon, just outside the parish boundary, became the Leeds Bradford Airport, now used for domestic and international flights.

At present there are some sixteen small shops in the village, split between several sites. These shops mainly date from the 1930s, but the parade of shops on Breary Lane was built in the 1960s. The public house and hotel in the village are supplemented by others in the neighbourhood, so providing for both residents and visitors.

Bramhope, a former rural village dominated by farming, has changed very much over the years, with many residents now commuting out of the village to work and others seeking a pleasant environment for their retirement.

Despite the rather haphazard way in which the village has assumed its present form, it clearly forms a distinct community. Aerial photographs (see cover) and the view from the vantage point at the top of Kings Road reveal a settlement surrounded by open country, largely still in agricultural use as grazing land. The village is characterised by an unregimented arrangement of streets, low-density housing and an abundance of mainly deciduous trees. These aspects, which are the counterpart of the distant views of countryside seen from within the village, form the essential feature of its character that must be preserved.

## RECOMMENDATIONS

2.1 *National Planning Policy Guidance "General Policy and Principles" (PPG No.1) notes that it is proper to seek to promote or reinforce local distinctiveness, particularly where this is supported by clear plan policies or supplementary design guidance. Applicants for planning permission should be able to demonstrate how they have taken account of the need for good design in their development proposals and that they have had regard to the UDP policies and the Bramhope VDS guidance, for example in any design statements submitted in support of an application and in the proposals themselves.*

*Every effort must be made to preserve and enhance the character of the village in the future. This will be assisted by the treatment of the VDS as a material consideration of development proposals in the planning process, with the views of residents and their elected representatives being given due prominence.*

*"A History of the Township of Bramhope" by W.F. Seals was the main source of the historical material in this section.*

### 3. Landscape Setting\*

The village of Bramhope was developed along the high ridge, running roughly east west, separating the Aire and Wharfe valleys. This situation has given rise to the feature of the village that residents are most anxious to preserve, the views of open countryside.

It is possible to identify two different landscape types around Bramhope, the ridge and escarpment land that falls steeply to the Wharfe Valley lying to the north of the village and the plateau land which accounts for much of the rest of the land around the village.

#### 3.1 The Ridge and Escarpment Land\*

This north facing land with its grassland and stands of deciduous trees is designated in the Leeds UDP as a Special Landscape Area (SLA).

Sheep or cattle graze the small fields of grassland that are bounded either by well-defined dry-stone walls or thorn hedgerows, often with mature trees in them. Some hedges date from the Enclosure Act and others are even older.

The views to the north\*, from the A660 between the top of Staircase Lane and the Dyneley Arms crossroads, across Wharfedale and up the Washburn valley are breathtaking.



View of Wharfedale, towards the Washburn Valley

The elegant curving railway viaduct punctuates the Wharfe valley; Almscliffe Crag on the further side of the valley forms a backdrop, and on a fine day, the escarpment of the North York Moors is visible in the distance.

The obtrusive communications mast on top of Norwood Edge mars the view. Arthington Quarry is a scar on the landscape too and, although attempts have been made to screen it with tree planting, it can be still be seen from some parts of the village.



Wharfedale and Almscliffe Crag from Bramhope

#### 3.2 The Plateau Land\*

This land can be broken down into five areas, each having its own distinctive features.

- i) The rising land to the north of Kings Road, around Breary Grange Farm is characterised by small fields of grassland bounded by dry-stone walls. There is some woodland, notably Spring Wood, a small copse of deciduous trees. It is in this area that the UDP is recommending that a large parcel of land should be taken out of the Green Belt and redesignated as Protected Area of Search (PAS). §

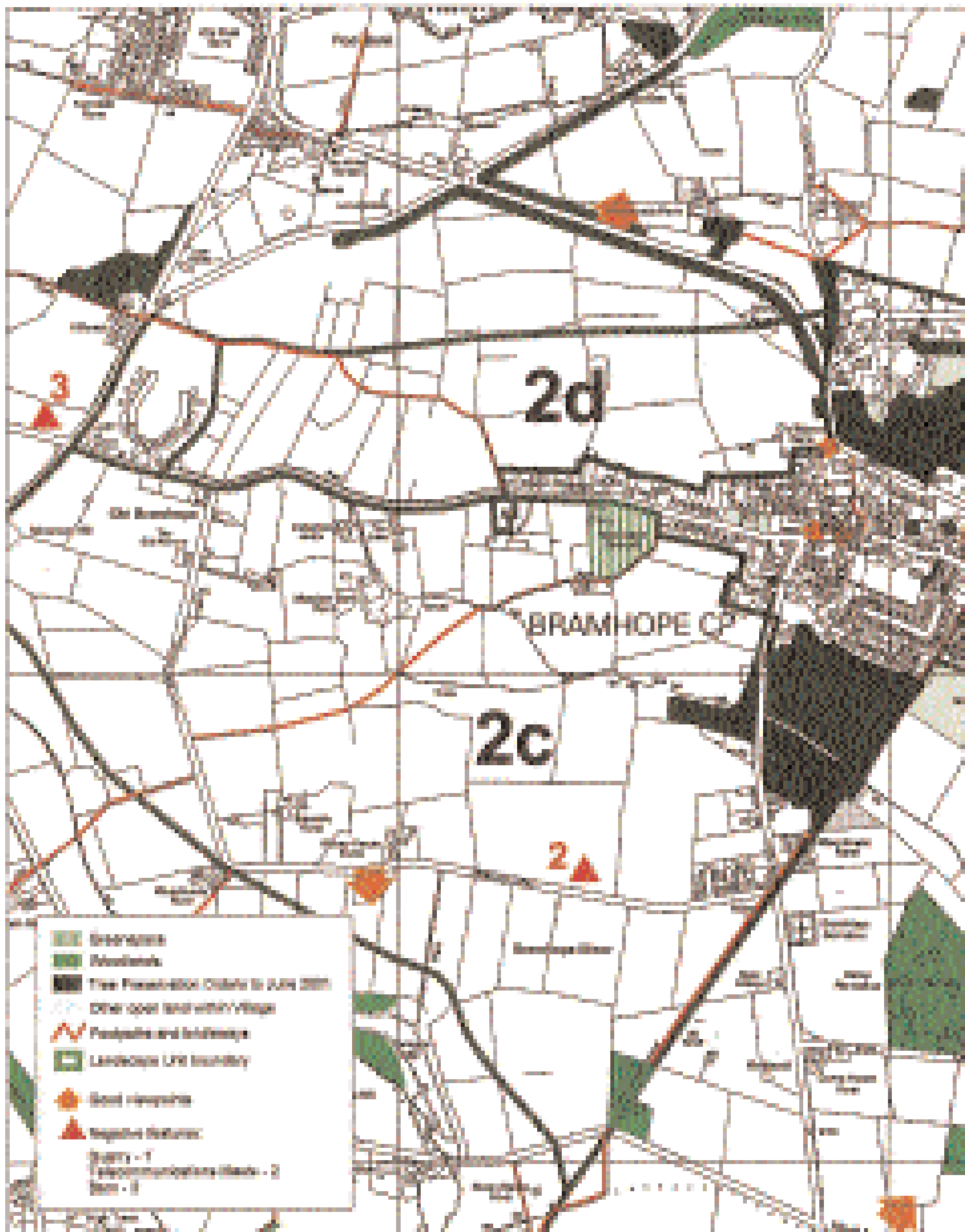
The panoramic views of the village from Arthington Lane and the top of Kings Road are pleasing and important too because they show the spacious green nature of the village to good effect.

Black Hill Quarry, at the top of Kings Road, is being screened by trees and in any event is not visible from the village.



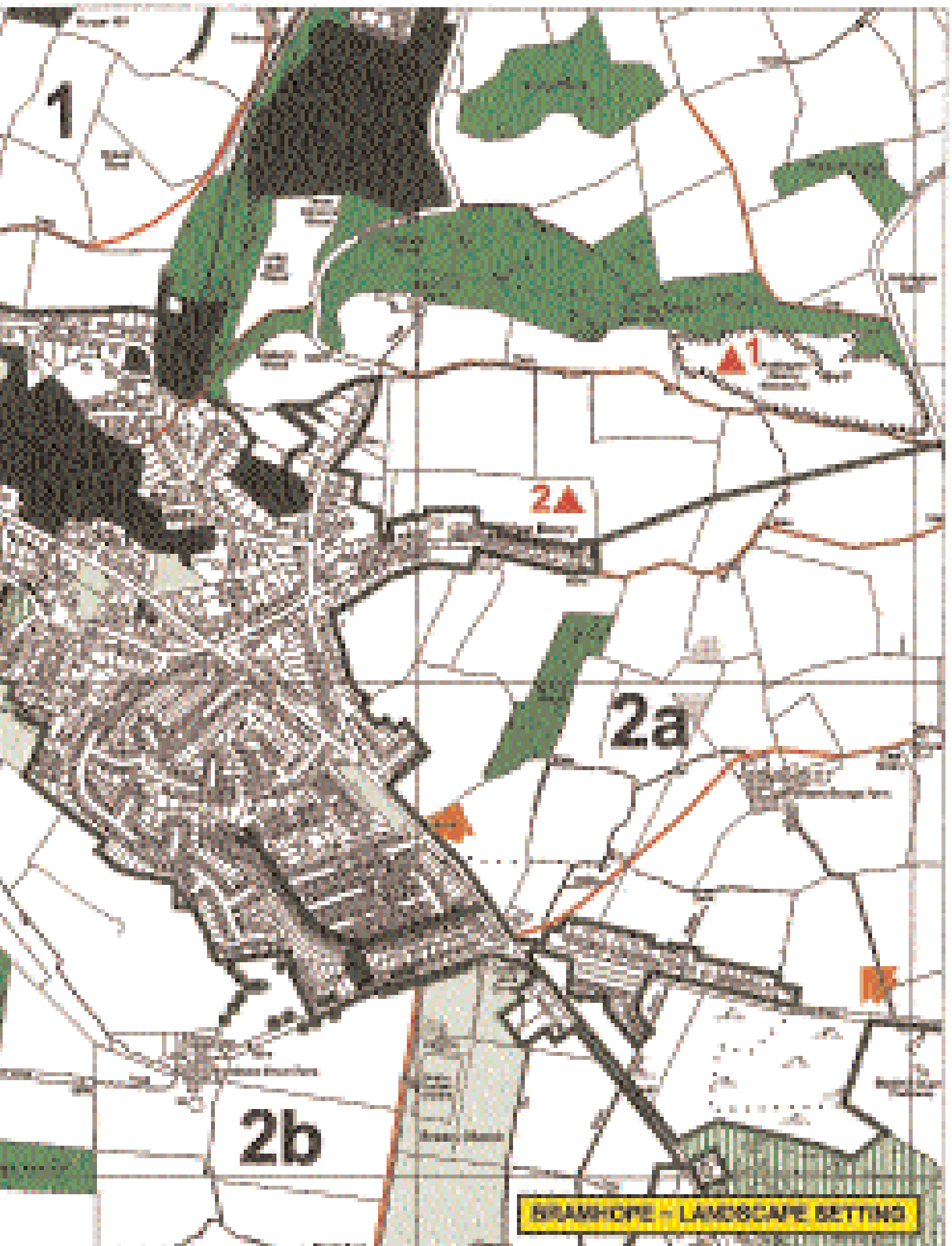
Bramhope from Kings Road

\* and § see page 13



PRODUCED BY THE DEPARTMENT OF PLANNING AND ENVIRONMENT, LEEDS CITY COUNCIL  
 BASED ON INFORMATION COLLECTED AND PREPARED BY BRAMHOPE U.S.L. GROUP

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Scale : 1/70,000



- ii) The ground between the A660 and Kings Road comprises marshy grassland with a scattering of gorse bushes in the lower lying parts adjacent to the A660. As it rises to the quarry in Kings Road and Golden Acre Park it changes to heath land comprising coarse grass, and trees, particularly within the boundary of the Park.
- iii) The flat land between the A660 and the line of the Bramhope Tunnel contains Breary Marsh, a Site of Special Scientific Interest (SSSI), and is characterised by small fields bounded by hedges. There are several small areas of deciduous woodland, notably, Bog, Camp and Marshes Plantations. There are important views of the village across the fields from Cookridge even though these are partially obscured in summer by the leafy woodland.



Breary Marsh, a Site of Special Scientific Interest

- iv) The rising land from the line of the Bramhope Tunnel to Old Lane and Hilton Grange is characterised by small fields of grass enclosed in the main by dry-stone walls; there are few trees in this area.
- v) The small area of land that lies between Old Lane and the edge of the ridge to the north overlooking Wharfedale has similar features to the land dealt with under (iii) except that the fields are bounded mainly by hedgerows with just a few dry-stone walls.

The views to the south of the village are across a gently sloping landscape leading to the Aire valley. It is a largely rural but partly industrial landscape, with the Leeds Bradford Airport and adjacent warehouses and industrial estates prominent in the middle distance.



Golden Acre Park

## PLANNING GUIDELINES

*Golden Acre Park and the Breary Marsh area act as important buffers separating Bramhope from Adel and Cookridge. These amenities should be retained and could even be extended to incorporate some of the adjacent quarry as part of its restoration.*

*The 'Green Belt' surrounding Bramhope with grazing land and stands of deciduous woodland is extremely important in maintaining the rural character of the village and must be protected at all costs. We note that under policy N34 of the Leeds UDP, there is a proposal that land between Breary Lane East and the A660 should be taken out of the Green Belt and re-designated as a PAS. Any future development of the PAS land would have to be assessed on the overall need for additional housing within the Leeds district and within the context of the latest Planning Policy Guidance on Housing (PPG3 – March 2000) which carries in it a presumption against greenfield development, whilst there are brownfield sites available within the district.*

*The 'Control of Development in the Green Belt' is covered by the Leeds UDP (Volume 2 - Appendix 5 Policies GB1-GB26 and Proposed Modifications). It is against these policies that development in the countryside will in practice be judged.*



Sharp interface between Green Belt land and new properties

## RECOMMENDATIONS

3.1 The 'Green Belt' must be protected against erosion, by enforcement of planning regulations to prevent unauthorised development in the open countryside and the loss of long distance views.

**UDP N1, N32, N33, GP6**

3.2 Golden Acre Park and Chevin Forest Park (on the western edge of the village) must be preserved as important recreational areas. The former houses a number of important horticultural collections.

**UDP LT3, N41**

3.3 Dry-stone walls, hedges and hedgerow trees should be retained because they are the traditional materials for field enclosure in this area and give the countryside its characteristic appearance. It is desirable that they should be extended in new field divisions or farm subdivisions and conversions, as part of the enhancement of farmland under 'whole farms plans' and agricultural stewardship schemes. Hedgerows should be protected, and current legislation should be strengthened to achieve this.

**UDP N37A**

3.4 All remaining woodland in the open countryside should be retained because it provides a haven for wild life and adds to the quality of the long distance views enjoyed from the village.

**UDP N41**

3.5 Developments at the interface between built-up areas and the open countryside should be required to soften the transition by landscaping and appropriate choice of building height, materials and density of housing.

**UDP N24, N41B**

3.6 All agricultural developments, including alterations to and conversions of farm buildings, in the Green Belt must not intrude on the landscape and must conform to Policies GB4-GB10 of the Leeds UDP, 'Control of Development in the Green Belt' (Volume 2 - Appendix 5).

3.7 The growth in the number of makeshift structures, often associated with farms or stables, is typical of the sort of development that should be resisted wherever possible.

**UDP N36, N37A**

3.8 The siting and design/construction of communication equipment should be assessed against their visual intrusion and avoid sensitive locations. It is highly desirable that masts should be subject to much stricter planning controls. The law needs to be altered to allow such control.

**UDP BD13**

3.9 There should be no more camping or caravan sites in the area because they inevitably intrude into the appearance of the countryside surrounding Bramhope. The part of the Leeds UDP dealing with the Control of Development in the Green Belt addresses the issue in Volume 2 – Appendix 5.

3.10 The number and frequency of Car Boot Sales in the area should be kept to the absolute minimum allowed by the law.

\* Please refer to the Landscape Setting map on pages 10 and 11 which identifies the two different types of landscape found around Bramhope.

§ The Plan states that 'To ensure this necessary long term endurance of the Green Belt, it is necessary to identify now land which may be required for longer term development needs. Whilst this land is not now considered appropriate for inclusion in the Green Belt, it is not considered that it should be developed during the Plan period (to 2006). It must be made absolutely clear that there is no automatic assumption that this land will be developed - its suitability for allocation for development will be considered on review of the UDP. Until such a review it is intended that no development should be permitted on this land which would prejudice the possibility of longer term development.'



## 4. Characteristics of Residential Areas

The impression visitors get of Bramhope is one of a village of substantial well-built brick and stone houses, separated from one another by spacious well-tended gardens, with grassy areas and mature trees (many the subject of Tree Preservation Orders), the whole surrounded by open countryside. The village has regularly featured among the winners of the Britain and Yorkshire in Bloom competitions.

As the village has grown to its present size, housing developments and changes to existing buildings in the village have taken place and each has affected the appearance of the village for better or worse. The process has been one of continuous evolution; a process that has accelerated during the second half of the last century. In-fill has also taken place, not always done as sensitively as it might have been.

The house style, therefore, depends very much on the period in which the house was built, there being no one style of house typical of Bramhope. However, it is possible to identify different areas, each with its own character and style of house. Inevitably, there are some places where an overlap of styles occurs, but it would seem to be appropriate to divide the village into specific areas for the purposes of this section.



Church Hill from The Cross

### *The Historical Core of Bramhope*

This area includes Church Hill, Eastgate and the neighbourhood of The Cross, and contains many of the oldest buildings in Bramhope, with a variety of houses and small terrace-style cottages.



Weavers Cottage

Many of the cottages originally had thatched roofs, some with dormer windows at eaves level to create one and a half storeys and some with dormers placed higher up the roof slope. Improved

roofing techniques led to thin stone slab roof coverings and slate being used some time later.

A typical example of early 18th century cottage construction is the listed Weavers Cottage in Eastgate.



Eastgate from The Cross

Other cottages, which are un-listed, on the opposite side of Eastgate have had their appearance marred by ill-proportioned modern windows.







Old Manor Farmhouse, Church Hill

An old farmhouse and large villas on Church Hill have imposing doorways and large sash windows. The use of slate for roof coverings with under-eaves decoration and corbels for supporting rainwater gutters became the norm for villas of this sort in the mid 19th century.

The Smithy is one of the oldest and least-altered buildings in Bramhope. The front of the building dates from the late 17th century, but extensions to the rear have been added at later dates. The building has half-dressed stone courses, mullioned windows, crutch-type roof beams and an easy stone staircase.

In-fill development in this part of the village must be carried out with very great care if the character of the area is to be maintained. This has been achieved, for example, with the conversion of the old school site in Breary Lane.



Old Forge Mews, former garage site

The Old Forge Mews development near The Cross, on the site of a former garage, has been less successful mainly because the houses are set too high above Moor Road.

### *The Historical Core*

**Materials:** Coursed rubble stone walls, stone or slate roofs.

**Windows:** Stone mullions in oldest buildings, sash windows in later buildings and extensions.

**Doors:** Wooden.

**Gardens:** Eastgate houses set directly against footway, Church Hill houses have small front gardens with formal stone walls.

**Roadway:** Footway without verges, street lights on concrete posts.

## **Breary Lane and Leeds Road**

Properties along these roads have been built mainly in separate plots and at widely different times. They are mostly of individual design with enclosed front gardens. Breary Lane, leading up from Leeds Road to Eastgate, is the principal approach to the centre of the village for people coming from Leeds and has an important part to play in defining the character of the village.



Breary Lane, older houses

At the top end of Breary Lane the properties are mainly well proportioned two storey stone-built houses, some with attics, mostly Victorian, although a few are older. Further down the Lane towards Leeds, the older houses are widely-spaced and there has been significant in-filling in recent years with a number of substantial individually designed houses, mainly with stone facings, retaining the large gardens typical of the area. The conversion of the former school has been done sympathetically.



Low Croft Court, conversion of old village school

Breary Court retains the stone facing characteristic of the village, but its height dominates the buildings on Leeds Road. The ugly 1960's parade of shops (see page 36) is quite out of keeping with its surroundings. Breary Rise is a group of former Council houses of uniform design.

Leeds Road has a generally similar mix, although old buildings are few and some houses are entirely brick-faced. Here, the shops are in the same style as the neighbouring houses.



Breary Lane, substantial 1930s houses

## Breary Lane and Leeds Road

### Older properties

**Materials:** Coursed rubble stone walls, slate roofs.

**Height:** Various according to age - oldest houses low with 2 storeys, Victorian ones higher, some with attics.

**Windows:** Mainly sash windows in Victorian period, stone-mullioned casement in earlier.

**Doors:** Wooden, often with fanlights.

**Gardens:** Front gardens have stone walls, mainly dry-stone, many surmounted with hedges.

**Roadway:** Footway without verges, street lights on concrete posts.

### Infilling

**Materials:** Various – the most recent have natural stone walls and slate or grey concrete roof tiles; the mid-20<sup>th</sup> century houses mostly are partly stone- or brick-faced, with rendered upper parts, some with gables.

**Height:** Mainly 2-storey, none higher, a few bungalows.

**Windows:** Generally casement in wood or uPVC.

**Doors:** Wooden usually part-glazed.

**Gardens:** Stone-walled front gardens, mainly dry stone, many surmounted with hedges.

**Roadway:** Footway without verges, street lights on concrete posts.



## Breary Lane East, Wynmore Avenue, Leeds Road end of Tredgold Avenue, Kings Road and Old Lane

Properties along these roads have been built mainly at widely different times and are mostly of individual design. There is a mixture of houses and bungalows, many of substantial size with integral or attached garages. All have enclosed front gardens, those in the ribbon development along Kings Road being set well back from the road. Almost all were built in the second half of the 20th Century, apart from a few old cottages located opposite the village duck pond on Breary Lane East which have been modernised in recent years. One of these cottages is partially listed. Kings Drive, a *cul-de-sac* off Kings Road, contains only brick-built houses. Other than those in Wynmore Avenue, the houses in this group generally enjoy open outlooks with distant views.

The house at 57 Breary Lane East is quite out of keeping in scale and design, and lacks visual harmony with the neighbouring houses in this semi-rural setting.



Wynmore Avenue, typical Bramhope houses

**Materials:** Apart from the few old cottages and the few brick-faced buildings, the houses mostly are partly stone-faced, or with stone plinths, and rendered upper parts, some with gables and with concrete tiles in a variety of colours.

**Height:** Mainly 2-storey, none higher, a few bungalows.

**Windows:** Generally casement in wood or uPVC, many with bay windows.

**Doors:** Wooden, usually part-glazed.

**Gardens:** Almost all houses have large front gardens with stone walls, either the original field walls or similar, separating them from the footway; some Old Lane houses have hedges.

**Roadway:** Grass verges separate the garden walls from the footway or the footway from the road. Breary Lane East lacks footways beyond its intersection with Creskeld Lane. Street lights (only on Kings Road and the bottom of Old Lane) are on concrete posts.

## Parklands and Long Meadows

This group includes parts of Tredgold Avenue, Tredgold Crescent and Wynmore Drive, as well as the Parklands and Long Meadows developments, which were started in the 1960s. It comprises a wide variety of brick-built detached and semi-detached houses and bungalows.



Parklands Gate, brick-built 1960s development

Originally well-separated, the conversion of integral garages to living accommodation and the building of extensions has reduced the space between some of the houses and the size of the gardens.

**Materials:** *The brickwork is mostly flush or weather-pointed, many of the houses being partly rendered or pebble-dashed. The roofs vary in design and shape, including hips, valleys and gable ends, and are covered with concrete tiles in a variety of colours.*

**Height:** *Mainly 2-storey, with a number of bungalows in the Long Meadows area.*

**Windows:** *Horizontal casement in wood or uPVC, many with bay windows and/or picture windows.*

**Doors:** *Wooden, wholly or partly glazed.*

**Chimneys:** *normally built on external walls of detached houses and on the middle partition wall in the case of semi-detached houses or bungalows.*

**Gardens:** *Mainly fairly small front gardens with very low walls in artificial stone, separating them from the footway.*

**Roadway:** *Wide grass verges are between the footway and the road. No street lighting except in Tredgold Crescent; lamp posts are metal. The verges in the Long Meadows area are planted with ornamental trees.*

**Garages:** *Most properties were built with garages, separate, attached or integral; a number of the latter have been converted into living accommodation and many front gardens paved for parking.*

## The 'Trees'

This area includes The Birches, The Poplars, The Cedars and The Rowans.

Here, semi-detached bungalows were built in the 1930s to a simple rectangular design with gable ends and composition roof coverings. Haphazard extensions and in-fill have taken place over the years, much of which has not been in keeping with neighbouring properties.



The Cedars, 1930s bungalows

The Sycamores, the upper part of the Birches and one side of the Poplars have a mixture of houses and bungalows in a variety of styles.

When they were built, most houses had low stone walls set back from the road enclosing the front gardens, but some owners have removed the walls to extend their gardens up to the edge of the road. This has marred the visual harmony of the area.

**Materials:** *The houses have brick foundations; a few have entirely brick exteriors, others have brick or stone facings up to ground floor or window-sill level and white rendered walls up to the eaves. Many of the original roof coverings have been replaced with concrete roof tiles of various colours.*

**Height:** *A large proportion of bungalows, but The Sycamores, the top end of The Birches and one side of The Poplars contain a mix of houses and bungalows of very different sizes and styles.*

**Windows:** *Generally casement in metal, wood or uPVC, many with bay windows.*

**Doors:** *Wooden, usually part-glazed.*

**Gardens:** *Almost all houses have small front gardens with low stone walls separating them from the footway; most houses in The Sycamores have hedges.*

**Roadway:** *Throughout the area the roads are lined with trees and grass verges. There is no street lighting, and the absence of footways forces people to walk in the road.*

## **The Creskelds, Hall Drive and Staircase Lane**

A local builder developed much of this area between the 1930s and 1960s. The site is wooded in parts and there are still several mature trees on land that slopes steeply down towards the Wharfe valley. The houses, each individually designed, are large and spacious, mainly detached, with large enclosed gardens.



Creskeld Drive, high quality 1930s housing

There has been some in-fill and new developments particularly in the recent past in Hall Drive and Creskeld Lane.



Hall Drive

**Materials:** Some houses are built entirely of stone with random or coursed facings; others are stone-faced to first floor level, with a variety of timber mock-Tudor facings on white upper-half external walls. Roofs are covered with concrete tiles in a variety of colours.

**Height:** All are 2-storey, but some have garages underneath on the sloping site.

**Windows:** Generally casement in wood or uPVC, some with bay or picture windows.

**Doors:** Wooden, usually part-glazed.

**Gardens:** All houses have large front gardens with stone walls of similar height to the original field walls.

**Roadway:** Wide grass verges line the roads, with footways between verge and road or between house and verge. There is no street lighting.

## **Hall Rise Area**

The development of this area, on a site that falls away steeply to the north of the A660, took place in the late 1970s. The open plan layout of the site gives a spacious feel to the development.



Hall Rise area from Creskeld Lane

The detached houses are in a variety of designs in a generally consistent style. The roof construction includes modern prefabricated trusses, which allows for a wide range of options in the layout of first floor accommodation and permits a variety of hips, valleys, dormers and gable ends.



Hall Rise, open-plan development

**Materials:** External walls are largely stone-faced with white rendering and some 'mock Tudor' details. Roofs are covered in concrete tiles of a dark colour.

**Height:** Mainly 2-storey, a few bungalows, some with garages underneath because of the sloping site.

**Windows:** Generally casement in wood or uPVC, many with projecting oriel or bay windows.

**Doors:** Wooden, usually part-glazed.

**Gardens:** The estate is laid out in an open-plan format, the majority of the houses being separated from the footway or road by grass lawns without walls.

**Roadway:** The roads off Hall Rise are narrow and lack footways. High hedges obscure sight lines, creating dangers for pedestrians and vehicles alike. Street lighting is on concrete posts.

## Moorland Road

The houses at the junction of Moor Road and Moorland Road lie outside the existing village settlement area.



Former council houses

The properties include old rural cottages, Victorian villas and a group of former Council houses. All have enclosed front gardens.



Victorian villas

**Materials:** The typical Victorian stone villas and the stone cottages have slate roofs, the former Council houses are brick-built and partly pebble-dashed or cement-rendered, with dark tiles.

**Height:** All are 2-storey, the villas having attics.

**Windows:** Generally casement in wood or uPVC, the villas having sash windows and bays.

**Doors:** Wooden, usually part-glazed.

**Gardens:** The houses have individual gardens, separated from the verges by wooden fences.

**Roadway:** There are no footways and no street lighting.

## Old Bramhope and the Outlying Farmhouses

There are still several small working farms with associated farm buildings in the countryside surrounding the village and dating in the main from the 18th century.



The Cottage and Croft Cottage, Old Bramhope

However, most of the buildings that were originally farmhouses, including those at the top of Old Lane in 'Old Bramhope' and those in Moor Road, have been converted into private dwellings.



Abbey House, converted farmhouse

**Materials:** The farm buildings are usually stone-built with stone slab roofs, prominent stone chimney-stacks and tall chimney pots at the gable end. Some of the buildings have rendered external walls.

**Height:** All are 2-storey, with fairly low eaves.

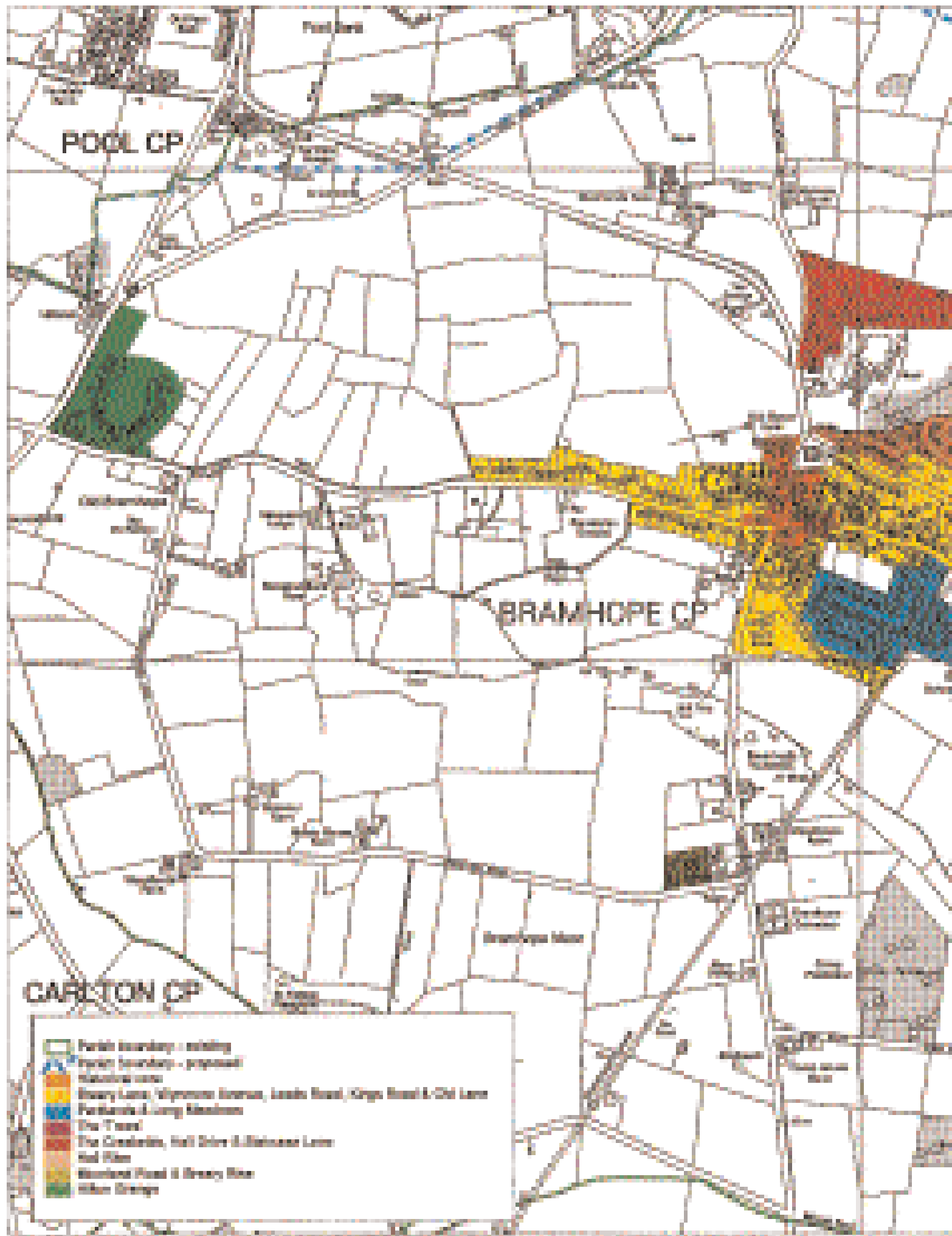
**Windows:** Mainly small windows with wooden sashes.

**Doors:** Wooden.

**Gardens:** Individual gardens and yards, separated from the footways by farm walls or wooden fences.

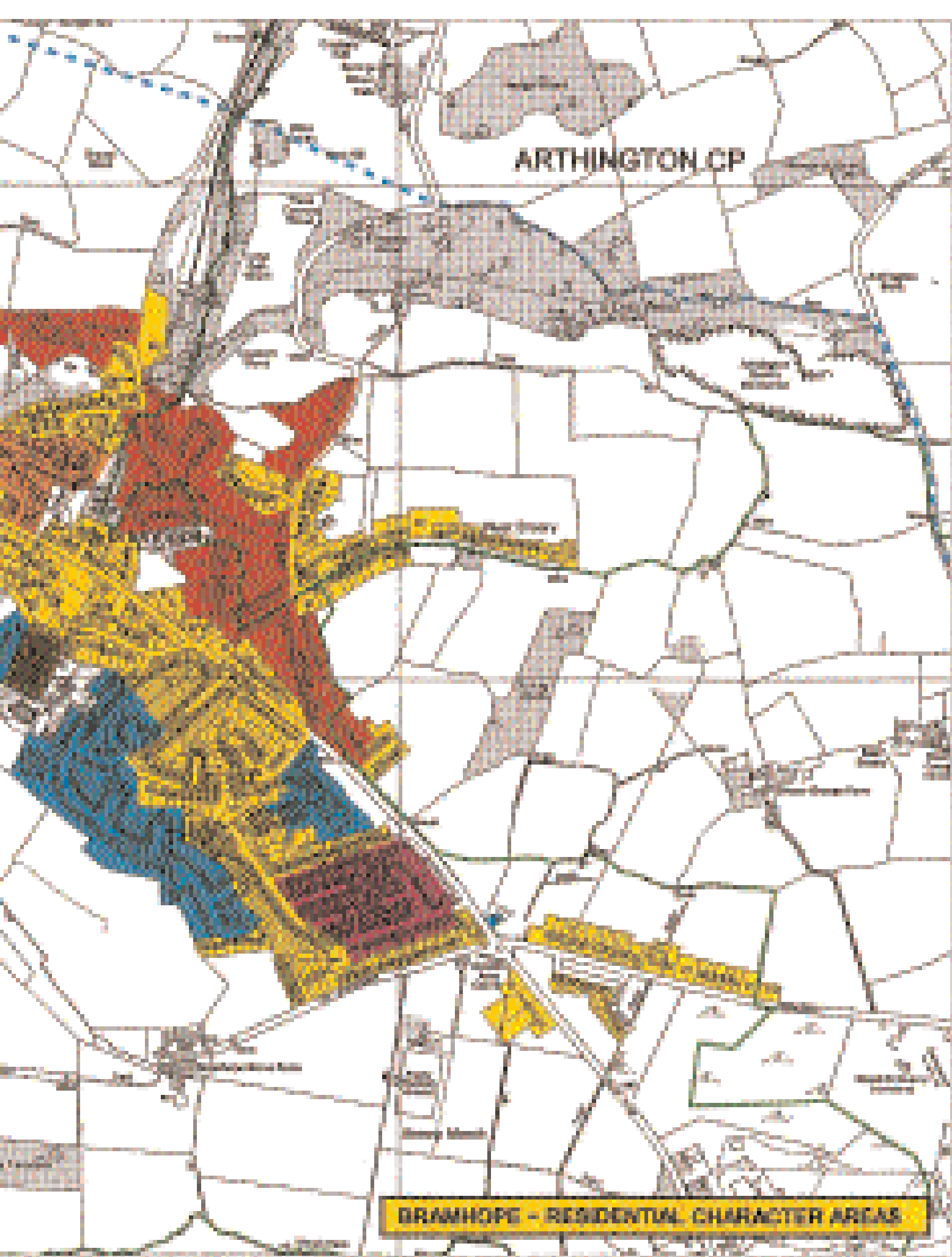
**Roadway:** There are no footways and no street lighting.





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## Hilton Grange

The Hilton Grange development is on the site of the former National Children's Home. The shells of the original buildings have been retained and the units converted into town houses. There are several new detached houses, more town houses and some 'low cost' housing. The roof-lines of the new town-house blocks dominate the sky-line.

The development, like the Moorland Road area, is separate from the existing village settlement area.



Hilton Grange,  
conversion of former National Children's Home buildings

The grounds are open plan, with most of the properties grouped around a large communal grassed area on which some trees have been planted. A number of mature trees have been retained on the site.



Hilton Grange, new houses

**Materials:** The original buildings are in stone, laid in courses, with slate roofs; the new ones have been constructed using reconstituted stone with roofs of grey or conspicuously bright red tiles.

**Height:** There are 2 new blocks of 3-storey 'town houses' with ground-floor garages. The converted blocks and the new detached houses have 2 storeys.

**Windows:** Some casement, some sash in wood or uPVC.

**Doors:** Wooden, usually part-glazed.

**Gardens:** The fronts are open plan.

**Roadway:** There are footways round the site and street lighting is installed on metal posts.

## PLANNING GUIDELINES

*Bramhope has evolved over the years, and, while villagers recognise that change will continue, they expect the changes to respect and sympathetically blend in with the existing character of the village. In particular, planners should ensure that wherever possible established trees are retained, new trees planted and grass verges introduced so as to maintain the spacious rural 'feel' of the village.*

*High Ridge Way lies within the old City of Leeds boundary and parts of Breary Lane East and the Creskelds are in Arthington Parish. For there to be a coherent view of developments in the **village** of Bramhope, it is vital that all planning applications in the LS16 9 postcode area should be submitted to the Bramhope and Carlton Parish Council.*

*A large majority of the village's residents are against any sort of large-scale development in Bramhope because this is seen as being likely to create a community of such a size that the village character would be lost.*



## RECOMMENDATIONS

4.1 All housing developments, in-fill and extensions should comply with current planning regulations, including those of the Leeds UDP, and pay due regard to the recommendations of the VDS.

**UDP GP4, GP5**

4.2 Planning permission conditions should be rigorously enforced and effective sanctions imposed for any infringements.

**UDP GP8**

4.3 Building developments or gardens must not extend into the Green Belt.

**UDP Appendix 5**

4.4 On any substantial new development consideration should be given to providing a mix of house sizes and types, within the context of the VDS.

4.5 The overall height of new buildings should not dominate neighbouring properties. New buildings should normally be limited to no more than 2½ storeys, although account may be taken of the topography of sloping sites.

**UDP N13**

4.6 The demolition of serviceable housing merely to accommodate high density developments is unlikely to be compatible with the village environment and should be rejected where the character of the village is downgraded.

**UDP N12, N13**

4.7 New developments should complement and integrate with adjacent areas in the village. Standard designs that mimic styles from other regions are unlikely to be appropriate to the village character.

**UDP N12, N13**

4.8 Existing unsympathetic architectural design should not be taken as a precedent for other similar properties to be built.

4.9 In-fill development will only normally be acceptable if it respects the low-density nature of housing typical of the village, be of a similar size and height, and harmonise with adjacent properties, using original or similar building materials; boundary walls and fences should complement those of neighbouring properties.

**UDP N12, Appendix 3**

4.10 Any property extension should complement the existing building and be in proportion to surrounding properties.

4.11 In-fill and extensions should not detract from the quality of life that near neighbours are entitled to expect, such as privacy and light.

**UDP Appendix 3**

4.12 The building line should normally be adhered to, unless there are demonstrable urban design benefits to the public realm in departing from it.

**UDP N12**

4.13 Garage blocks and front-garden parking of cars and caravans should not intrude on the amenity of views from the street or from adjoining dwellings or future occupiers.

4.14 The transition from new buildings to open countryside should be softened by appropriate landscaping and planting.

**UDP N24**

4.15 The formation of communities separate and isolated from the rest of the village is undesirable.

4.16 The open nature of existing developments in the village created by grass verges, wide footways, trees and gardens, is an attractive feature typical of the village and should be protected. New developments must incorporate all these characteristics in their design.

**UDP N1, N2, N4, N12, N23**

4.17 Greenspace (public open space) should be provided by developers for new developments of 10 or more dwellings (SPG No.4). This may include new on-site provision and/or off-site enhancement of existing greenspace, in an agreed planning package, which would also cover finance and maintenance arrangements.

**UDP N23, SPG on Greenspace**

4.18 Planning applications for change of use / conversion of dwelling houses into commercial properties should be considered on their individual merits and may be appropriate, subject to their not adversely affecting neighbouring residential amenity.

4.19 The storage of goods and/or machinery intended for commercial use should not be permitted at residential properties if they adversely affect neighbouring residential amenity.

4.20 Existing Tree Preservation Orders should be rigorously enforced, and new ones served where trees of public amenity value are under threat.

## 5. Permitted Development Rights and Small Extensions

Not all changes to a property require planning permission. With the exception of Listed Buildings and Conservation Areas, householders do not need consent to alter the design of doors, windows, roof coverings or external wall materials and they can make small extensions including porches up to a certain size limit. These changes are known as “Permitted Development Rights”.

On some past developments, planning permission may have removed certain Permitted Development Rights for further alterations. This should be checked with the Leeds City Council Department of Planning and Environment.

Householders should consider very carefully how the alterations they may be considering could affect the character of the village. The cumulative impact of small incremental changes at odds with the prevailing characteristic details of an area can have a major eroding effect on its integrity. As a guide:

- It is important to stand back from the property to look at it from all angles, as others would see it. Decide what it is that makes the property either distinctive or blend in with its neighbours, for example roof line or roofing materials, colour, chimney pattern, window style and nature of the boundary wall.
- A closer examination will help identify the detail peculiar to the building, e.g. the stone or brickwork detail, design and shape of windows and doors, etc.
- Try to visualise the effect the proposed changes will have on the property and how these are likely to reflect on neighbouring houses, especially if the property is attached to another or is part of a group of properties of similar appearance.



Contrasting adjacent wall styles



Permitted Development - Porch

- Take a closer look at other properties in the area that have already been altered; it should be possible to form an opinion as to which have been sympathetically carried out and which could have been better done.
- Having gone through the above procedure, the original plans should be re-examined to determine whether what is being proposed is reasonable or not. If there are doubts it would be advisable to decide, in consultation with an architect, if there are alternative more acceptable ways of effecting the desired changes.

### RECOMMENDATIONS

- 5.1 Residents seeking to make Permitted Development Right changes to their property should follow the above guidelines. They should enquire about current regulations from the Leeds City Council Department of Planning and Environment, Merrion House, 110 Merrion Centre, Leeds LS2 8SH, tel: 0113 247 8000, or consult an experienced professional such as a building surveyor or architect.

## 6. Noteworthy Buildings and Landmarks

Bramhope has several noteworthy buildings and landmarks that give character to the village, some of which are 'listed' (see Table 1, and indicated by † below) and others (Table 2) which might be considered for 'listing'.

The following describes the principal features and settings of some of these.

### *The Puritan Chapel †*

This ancient building is seen on the right hand side of the A660 as one leaves the village in the direction of Otley. It is set back from the road in the grounds of what is now the Holiday Inn.



Interior of Puritan Chapel

The chapel, dating back to 1649, is a plain stone building furnished with box pews and a three-tier pulpit. There is a small bell-turret at the west end.

### *The Methodist Church †*

The Methodist Church is situated in Eastgate amongst residential buildings, and was built in 1895 to replace a much smaller chapel which was sited nearby. It is



considered to be a fine example of Victorian non-conformist church design.

It has been called the 'Cathedral of the Dales' because of its prominent spire, visible from Cookridge and Huby, its cruciform shape and its stained glass windows.

### *St. Giles' Church*

The Parish Church is situated in an elevated position at the junction of the A660 and Church Hill. It is a well-known landmark and is seen directly ahead as one enters Bramhope from the Otley direction.



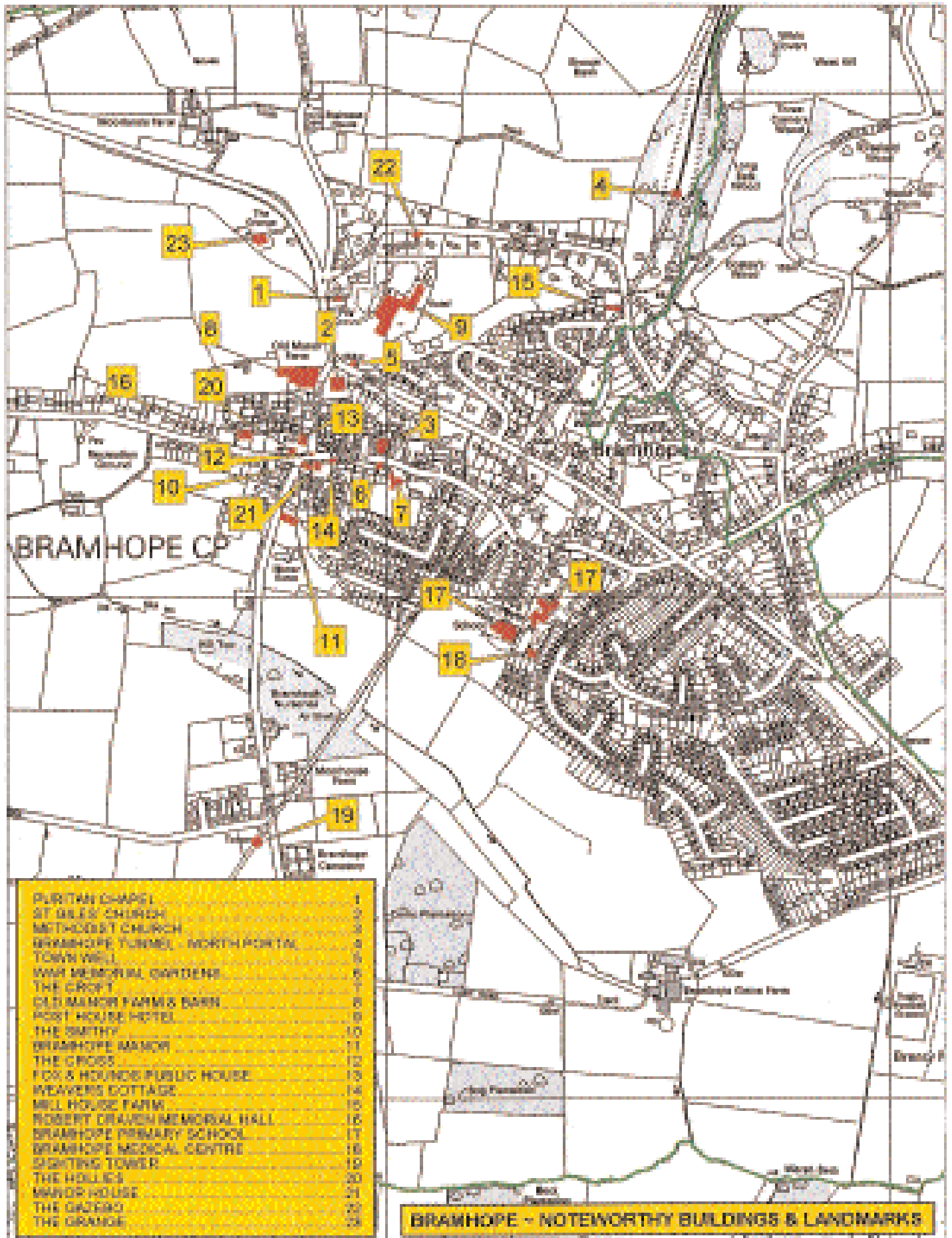
It was erected in 1881 and is built of stone from local Chevin quarries. It is a handsome and substantial building, with a bell-turret, and is set in well-tended grounds. The hall, which was built in 1975, is attached to the church and, while in contemporary style, complements the appearance of it.

### *The Robert Craven Memorial Hall*

The Robert Craven Memorial Hall on Old Lane serves as the village hall. To one side of the Hall is a bowling green, and to the other side are two tennis courts. There is a small car park at the front of the building.

The Memorial Hall was built in 1896, and is a stone building with a red-tiled roof. The cost of its construction was provided by the trustees of the Estate of Robert Craven, a local benefactor, for the use of villagers. It is fully used for many village activities; however access for those with disabilities is limited.

Unfortunately it lacks adequate facilities for it to serve as a youth centre and, since the old school building in Breary Lane was closed, there has been no permanent centre where younger members of the community can meet for recreation.



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## ***The Cross***

The lantern and signpost, directing travellers to Cookridge, Leeds, Otley and Bradford, is situated at a busy crossroads in an area also known as The Cross, at the top of Church Hill in the historical core of Bramhope. It was originally erected in 1876, close to its present site.

In 1997 the immediate area around The Cross was paved with brick setts, to improve traffic flow and control parking within the area. Hanging baskets enhance the appearance of this well-known landmark during the summer months. The Parish Council is responsible for its upkeep.

## ***The Fox and Hounds Public House***

The Fox and Hounds is one of Bramhope's best-known landmarks, prominently situated at The Cross. It was built in 1728 and has been modernised from time to time. It is substantially stone-built, with an attractive frontage, and blends in well with surrounding buildings.



The Fox and Hounds and The Cross

## ***The School***

The school is centrally situated on a large open site with playgrounds and playing fields between Tredgold Crescent and Breary Rise. There are two separate school buildings; both are brick-built with large windows and flat roofs. Constructed in the 1960s and 1970s when Bramhope expanded considerably in size, they are typical of school buildings of the period. The playing fields and school buildings are presently underused.

Pupils have to travel outside the village for their secondary education.

## ***Bramhope Medical Centre***

The new Bramhope Medical Centre is tucked away in a corner of the school site with vehicular access off Tredgold Crescent.



It is a purpose-built two-storey building of contemporary design. The ground floor external walls are faced in brick. Dormer windows and fanlights in the roof provide light to the upper rooms and the waiting room. It has its own parking area of barely adequate size.

## ***The War Memorial and Garden of Remembrance***

The War Memorial, in honour of those local men who lost their lives in the two world wars, is set in a garden of remembrance on a small site in Eastgate, opposite the Methodist Church. A Service of Remembrance is held there each year.



For the Millennium year the memorial site has been redesigned, and the original bronze plaque has been replaced by a new polished granite war memorial.

## Bramhope Tunnel

The Leeds to Harrogate railway line runs underneath the centre of the village in a tunnel which was constructed between 1845 and 1849 as part of the Leeds to Thirsk line. The tunnel is over 2 miles long.

The northern entrance<sup>†</sup> to the tunnel, in the wooded ravine near the former Arthington station, is castellated and was for a time used as a residence for railway staff. There are four ventilation shafts to the tunnel, one prominently situated adjacent to Leeds Road in Bramhope.



Sighting Tower, off Moorland Road

The tall stone sighting tower<sup>†</sup> at the junction of Moor Road and Moorland Road was built to establish the underground route of the railway. These landmarks are well known to local people and also to railway enthusiasts.

## Private Houses

There are a number of older stone-built houses, some of which have been referred to in Sections 2, 3 and 4, which play a vital role in defining the character of the village. Most of these are in the village centre, although a number are spread throughout the parish. Several of the houses are of considerable architectural merit and a few have been 'listed' (Table 1). Others are of sufficient importance to the village for them to be considered for 'listed' status (Table 2).



The Croft, dating from the 17th century

## Milestones and Mileposts <sup>†</sup>

There are 7 milestones and 3 metal-faced mileposts on the A660 in Bramhope that are of historical interest. Distances to local places are marked in miles and furlongs on the milestones.



Milepost



Milestone

## PLANNING GUIDELINES

*A case could be made for the establishment of a Conservation Area in the heart of the village. This would result in there being more control over possible demolition or inappropriate conversion of unlisted buildings in the Area. It could in addition give access to funding for preservation measures. However, the VDS Group did not feel able to recommend taking such a step at this stage but felt that the matter should be kept under review.*

### UDP N21

*The settings and views of a number of buildings and landmarks are of value and need to be protected. These include St Giles' Church, the Puritan Chapel, the Fox and Hounds, The Cross, the gazebo on Hall Drive, the sighting tower, The Croft and The Grange.*

### UDP BD2

*Examples of views that have recently been marred are those of The Smithy from Old Lane (partly obscured by the development at Old Forge Mews) and of St Giles' Church (marred by the proliferation of street signs and lamp-standards at the bottom of Church Hill).*

## RECOMMENDATIONS

6.1 The older buildings and landmarks, together with their settings, dealt with in this section are unique to Bramhope and add to its character. They are much appreciated by its residents and should be preserved for future generations to enjoy.

**UDP N12**

6.2 Although there are no conservation areas in the village, planning applications for properties in the older parts of the village must be very carefully monitored with a view to retaining the character of the area.

**UDP N21**

6.3 The planning restrictions that apply to 'listed' buildings must be rigorously enforced. Preservation measures to such properties should be supported by funding from the public purse, charitable trusts, heritage lottery grants or other suitable sources.

**UDP N14, N15, N16, N17, Appendix 3**

6.4 A survey of older buildings in Bramhope should be carried out with a view to making further recommendations for the listing of additional buildings to the appropriate Government department.

Table 1 †

### SCHEDULE OF 'LISTED' BUILDINGS

#### Grade I

Puritan Chapel

#### Grade II

Methodist Church

4 & 6 Eastgate (Weavers Cottage)

The Hollies on Old Lane

Manor House on Manor Close

1 Church Hill (Farmhouse)

Old Manor Farmhouse on Church Hill

Barn off West Side of Church Hill

Cottage, Breary Lane East (partial)

Gazebo in garden of 14A Hall Drive

Sighting Tower off Moorland Road

Bramhope Tunnel North Portal

7 stone Milestones

3 metal Mileposts

Table 2

### EXAMPLES OF BUILDINGS THAT MIGHT BE CONSIDERED FOR 'LISTED' STATUS

St Giles' Church

The Smithy

The Grange

The Croft

Mill House Farm

The Cross



The Gazebo, Hall Drive



Manor House



## 7. Open Spaces

The open spaces in Bramhope are diverse in character and are located within the village itself and on the edges of the village. They contribute towards the feeling of space that characterises the village as well as providing the space needed for the promotion of recreational and sporting activities, which play an important role in the communal life of Bramhope.

The open spaces situated within the village include:

- The Knoll with its play area and equipment for young children.



The Knoll, children's playground

- The bowling green and tennis courts, adjacent to the Robert Craven Memorial Hall.
- The 'Mini-park' by the side of the A660 road, between The Birches and Wynmore Avenue, the southern part of which has been landscaped. Some of this land is privately owned and the remainder is owned by The Department of Environment and Transportation.
- The landscaped area at the bottom of Kings Road.



The Mini-park beside the A660

- One or two parcels of uncultivated land that add to the spacious appearance of the village.

On the edge of the village there are the following open spaces which are used for a range of leisure and outdoor sporting activities:

- The Bramhope Primary School playing fields.
- The West Park Bramhope Rugby Club fields off The Sycamores.
- The large well-used Scout campsite on Occupation Lane.
- The recreation ground on Old Lane which is used by the cricket and football clubs, and local residents. This land was purchased by public subscription for the people of Bramhope in memory of the villagers who had been killed in the First World War. It was opened in 1920, and a plaque and memorial stone were unveiled there on 6<sup>th</sup> May 1936. Additional land was later purchased and levelled to form a football pitch in more recent years. The Parish Council is responsible for the upkeep of the Ground.



The Recreation Ground on Old Lane

These areas of open space at the edge of the village make for a smooth transition from village to open countryside. They add to the rural character of the village of Bramhope.

The Parish has its own well maintained cemetery, established in 1861 off Moor Road, on the southern edge of the village. Its upkeep and the maintenance of the grounds, enclosure walls and gates became the responsibility of the Parish Council in 1894.



Bramhope is fortunate in having Golden Acre Park partly within the Parish. It is a large public park, with a lake, gardens and woodland maintained by Leeds City Council. Together with Breary Marsh, a less formal stretch of land which is a Site of Special Scientific Interest, it forms part of the Green Belt between Bramhope and Leeds. These areas of open space are enjoyed by people from the whole of the Leeds area.



Golden Acre Park - view towards the lake

Bramhope's well-separated houses surrounded by their large gardens provide much of the open space in the village. The grass verges, trees and wide pavements add to the spacious layout of all but the very oldest part of the village.



Creskeld Crescent with view across Wharfedale

## DESIGN GUIDELINES

*Greenspace and other open land identified on the Landscape Setting map on pages 10 and 11, which contribute to the rural character of Bramhope, should be retained.*

## RECOMMENDATIONS

- 7.1 *Golden Acre Park, Breary Marsh and The Chevin are much valued important open spaces which should be retained and could with advantage be extended.*

**UDP N1**

- 7.2 *Existing Greenspace, designated in the UDP (Policies N1 and N6) as public open space and both public and private playing pitches, within and on the edges of the village contribute towards the spacious 'feel' of the place and should be retained.*

**UDP N1**

- 7.3 *The recreational areas cater for sporting activities and any reduction in these facilities must be resisted.*

**UDP N6**

- 7.4 *Future housing developments should be well landscaped to provide an appropriate setting to the development, and should harmonise with or be an improvement on the surrounding garden character, including the boundaries with the street and adjoining properties.*

**UDP N23**

*Communal gardens of higher density development such as flats should provide sufficient amenity garden space to be compatible with the surrounding garden character and should not be compromised by parking arrangements.*

**UDP BD5**

*Greenspace should be well located so as to be accessible and overlooked, for safety and amenity purposes. The Council's Supplementary Planning Guidance (No.4) gives further information on this.*

- 7.5 *Proposed developments on private green space within the village boundaries should be carefully controlled and, if accepted, should follow the recommendations of the VDS. Developers should be responsible for landscaping such sites.*

## 8. Footpaths and Bridleways

Bramhope is well served by a network of public rights of way within the built-up areas and in the surrounding countryside (see the Landscape Setting map on pages 10 and 11). These include definitive footpaths and others which have been in common use for over 20 years. These footpaths are much appreciated by the community.



Footpath by The Knoll

Those within the built-up areas are well used by residents to get about the village. 'Ginnels' act as useful shortcuts.

Those in the surrounding countryside are popular at all times of the year particularly for recreational purposes. Some of them form part of the

national long-distance pathway network, and, as a result, many walkers pass through Bramhope as they follow the Ebor Way and the Dales Way Link.



Dales Way Link and Ebor Way

There is a variety of stiles and gates on the public footpaths. Many metal signposts are in poor condition and often are not marked with a destination.

There is only one bridleway within the village which can, therefore, legally be used by horse-riders, walkers, and pedal cyclists. It runs from the corner of the A660, opposite St Giles' Church, in the direction of Arthington (see the Landscape Setting map on pages 10 and 11).

Leeds City Council, acting as the Highway Authority, has a statutory duty to assert and protect the rights of the public to enjoy the public path network. The public rights of way section based within the Leisure Services Department carries out this function. Additionally there is a group of Parish Councillors and local residents who voluntarily help to maintain and improve the footpaths.



New wooden signpost in Bramhope

### RECOMMENDATIONS

- 8.1 *Footways, footpaths and 'ginnels' within the built up area of the village should ideally be paved or hard-surfaced (and lit where appropriate), to encourage their use by more members of the community.*
- 8.2 *Stiles and gates should wherever possible be of a uniformly good design, easy to negotiate, and typical of the area. The design should be approved by the public rights of way section in consultation with the landowner and the representatives of the village community.*
- 8.3 *Signposts should, where appropriate, be wooden, of a design agreed jointly between Leeds City Council's Public Rights of Way section and representatives of the village community, and clearly marked with the destination where feasible.*
- 8.4 *In any new developments, the public rights of way network should be retained (and where possible its character preserved) to allow easy pedestrian movement throughout the village and ready access to the surrounding countryside. Where possible, extensions and improvements to the local path network should be sought from developers.*

**UDP N10, N12**

## 9. Highways and Transport

### Highways and Traffic

Access from Bramhope to the nearby centres of population is good. Leeds city centre is just seven miles away, and the market town of Otley is less than three miles away, via the A660 road. Bradford and Harrogate are also within easy reach via the A658 road, which passes to the west of Bramhope.

The A660 enters the village from the Leeds direction having passed through the Green Belt land that contains Golden Acre Park and Breary Marsh. There is a pleasing open aspect across the Marsh towards Cookridge. On the Otley side of Bramhope there are extensive views to the north across Wharfedale towards Almscliffe Crag and up the Washburn Valley.



Trees and verges alongside the A660 in Bramhope

The road is lined on both sides, for the most part, with grass verges and ancient dry-stone walls. In some places the original wall has been replaced by a new wall or fence that is too high, of the wrong materials or of an inappropriate design. This is detrimental to the character of the village.

Houses on either side of the A660 as it passes through the village are set well back from the road. The grass verges and mature trees lining the road add to the rural aspect and give the road a spacious feel.

The speed limit of 40 mph along this stretch of the road is a reasonable compromise for motorists and residents. The pedestrian islands, pelican crossing and hatched road markings contribute further to road safety.

The A658 ascends Pool Bank steeply to reach the high ground between Wharfedale and Airedale. There are spectacular views across Wharfedale to Harrogate and beyond. From the top of Pool Bank there are long distance views beyond the airport to the south across Airedale.



Traffic congestion at junction of A660 and Church Hill

Traffic along the A660 and the A658 is heavy, particularly at peak periods. Through traffic is also heavy in Eastgate, Breary Lane, Church Hill, Moor Road, Old Lane and Kings Road.

A number of road safety issues needs to be addressed. The intersection of the A660 and the A658 at the Dyneley Arms crossroads remains an accident blackspot even though it has traffic lights. The junction of the Otley Old Road with the A658 at Carlton crossroads remains another notorious accident blackspot. Many accidents occur here, but not all are reported to the police. It is hoped that the addition of traffic lights at this junction will improve the situation.



Carlton Crossroads –a dangerous junction

The Bramhope Cross and Eastgate areas are dangerous, because of the weight of traffic, the speed at which it travels, the narrowness of the roads and poor visibility, particularly when there are parked cars. The siting of the entry to the Fox and Hounds car park and parking on the road outside the public house create severe hazards.

There is a free public car park off Old Lane and parking is allowed on most roads, but there is still insufficient parking.

Congestion occurs at the parade of shops, The Cross, and around the School and Medical Centre at certain times of the day. It is difficult to see where any new car parks could be located. The situation would be



The usual parking problems at The Cross

improved if people could be persuaded not to use their cars when making short journeys.

The programme of improving footways and crossings to make them suitable for prams and for those with disabilities is welcome but is incomplete.

There are no cycle lanes on the main roads passing through Bramhope but, if there were, the carriageway would become far too narrow for safety.

### Road Furnishings

Road markings and the design, location and condition of road furnishings have a marked visual impact on the village.

Bramhope does not have a road furnishings policy and the wide variety of road furnishings does little to identify the village as a place unique and separate from Leeds. There should be a policy but, in the absence of one, the proposals made in the VDS should be adopted.



Stone bus shelter on A660 - note that in this case the bus stop sign, timetable and litter bin are all attached to the lamp post

There used to be 'Bramhope' signs by the roadside on the approaches to the village but they have been removed. It would be helpful for motorists unfamiliar with the area if the 'Bramhope' signs were to be replaced, and it would be appreciated by the residents if the new ones were of a design unique to the village.

Clear unambiguous road markings are essential, but if there are too many and if these are badly-sited or in poor condition they can be confusing and even

dangerous for motorists. The road markings on the surface of both the A660 and the A658 seem to be a reasonable compromise; certainly there is no need for the red markings and overuse of paint that is much in evidence elsewhere.

Official road direction signs would be adequate if they were well-sited, kept clean and not obscured by vegetation. Problems are caused by advertising signs, usually erected without planning permission. Irrelevant signs such as the one at the Kings Road roundabout advertising the Park-and-Ride in King Lane, Moor Allerton should be removed.

There is an unnecessarily large number of posts in the grass verges and on the footways alongside the A660. The appearance would be much improved if there were co-ordination between those responsible for signs and posts; for example, bus stop signs could be attached directly to shelters and other signs grouped on existing posts. Telegraph posts and lamp standards that are in the middle of the footway are a danger to pedestrians and should be moved.

There are two different sorts of bus shelter in Bramhope, the metal and glass type provided by West Yorkshire Metro and the stone-built ones provided and maintained by the Bramhope and Carlton Parish Council. A majority of residents prefer the stone bus shelters because they are more in keeping with the character of the village but it is not always easy to see approaching buses from inside them. Where there is insufficient space for a stone-built shelter, the metal and glass shelters have been installed at some stops. Unfortunately, they are of a design that is used throughout Leeds. Metro ought to have a choice of shelters available, some suitable for urban locations, others for rural locations like Bramhope.

Bramhope still retains two of the old red BT telephone boxes, one outside the post office and the other on Moor Road. There is a modern one by the Mini-park, but it is poorly sited and as a result creates a danger to traffic when users park their vehicles alongside it.

The Royal Mail should try to make 'Postmen's Pouches' less conspicuous.



Postmen's Pouches

There are several different sorts of litter-bin in the village. It would improve the overall look of Bramhope if they were replaced by new ones in a dark colour, of a uniform, attractive design, capable of keeping the litter dry.

## Transport

Transport is effectively limited to private car, taxi or bus. The nearest railway station is 3 miles away at Horsforth, but there is no bus link from Bramhope. The only bus services through Bramhope run on the A660 between Leeds and Otley, Ilkley or Skipton, with a few weekday services to Holt Park and Pool. The services are much criticised as being infrequent and unreliable.

The existing Park-and-Ride scheme from Moor Allerton to Leeds City Centre is out of the way for Bramhope residents and approached by roads that are narrow, winding and unsuitable even for their present weight of traffic. The proposed Park-and-Ride facility at Lawnswood that is associated with the Supertram project will eventually be valuable, but it will not reduce the road traffic passing through Bramhope to and from places further out.

Leeds Bradford International Airport is increasingly busy. Although it is conveniently close for Bramhope users, there is again no bus link and, indeed, Bramhope suffers from the traffic between north-west Leeds and the airport.

There is a clear need for improved and better-integrated public transport in the area, which could be aided by additional rail facilities such as a spur to the airport and the re-opening of Arthington station with associated car parking.

## RECOMMENDATIONS

- 9.1 Permitted in-fill along the A660, within the built-up areas of the village, should be set well back from the road.
- 9.2 The existing low stone walls and grass verges that line much of the A660 must be retained, and restored where necessary.
- 9.3 All speed limits should be more rigorously enforced.
- 9.4 The 40 mph speed limit on the A660 should be extended beyond the Staircase Lane junction in the westerly direction. Consideration should be given to extending speed restrictions to Golden Acre Park in the easterly direction.
- 9.5 Measures to improve safety should be taken at the Dyneley Arms crossroads and at Carlton crossroads.

**UDPT22**

- 9.6 Safety measures to control traffic movement within the village are necessary. The introduction of traffic calming measures should be considered, but the over-zealous use of coloured markings on the carriageways should be avoided.

**UDPT23**

- 9.7 There should be a campaign to encourage more people to walk about the village rather than use their cars and to initiate a school travel plan.
- 9.8 The programme of improving footways and crossings to make them suitable for prams and those with disabilities should be continued.

**UDPT6**

- 9.9 Notwithstanding the recommendation made under 9.7, parking provision in the village is so poor that there is still a need for more public car parking near to the shops, to reduce on-street parking and encourage the use of local shops.

**UDP S8**

- 9.10 Street furnishings, road markings and signposts should be of a uniformly good design, functional and typical of the area. The choice as to what is most suitable should be agreed jointly between representatives of the village community, the Highways Agency, the City of Leeds Highways Department and any other Agency involved.

- 9.11 Concrete lamp-posts detract from the appearance of the village and should be replaced by a design more appropriate to a rural location. The design should minimise light pollution without compromising safety.

- 9.12 The overall number of posts for road signs should be reduced to a minimum by multiple use whenever possible.

- 9.13 Telegraph posts and lamp standards should be sited so that they do not obstruct the footway.

- 9.14 Postmen's Pouches should be sited inconspicuously and painted in a colour that matches the surroundings.

- 9.15 Public transport must be improved, particularly if there are to be any significant new building developments. Any such developments should be accessible to public transport.

**UDPT9**

- 9.16 Measures should be taken by Metro and the bus companies to make travel by public transport more frequent, more reliable and more comfortable.

**UDPT9**

- 9.17 There should be a bus service between Bramhope and Leeds City Station, possibly linked through to Leeds Bradford Airport.

**UDPT9,T30**

- 9.18 New bus shelters should be constructed in local stone wherever possible, and in a design similar to the existing ones.

## 10. Economic and Social Environment

Most of the issues dealt with in this section are not strictly design issues but they are important for the village nevertheless. The VDS Group hopes that they will be taken up by the Parish Council or the community at large.

There is some economic activity in the village providing employment opportunities, but most residents who go out to work find employment in the nearby towns and cities.

A wide variety of social and sporting facilities is available and well used by Bramhope residents and people from the surrounding area.

### **Economic Activity**

The village shops include the post office, a pharmacy, several food outlets, hairdressers, newsagents, two estate agents, and an optician. In common with many villages there is no longer a bank in Bramhope, neither is there a cash point. The situation would be improved if the post office were able to offer a full range of banking facilities.

The local shops and the services they provide, particularly the post office, are greatly appreciated by the villagers and any further reduction in their numbers would be a blow to the community. Unfortunately trade suffers because the shops are not all grouped together and most residents travel by car to the supermarkets that have opened nearby in recent years. It is difficult to see how the elderly, who may not drive and who make up a significant proportion of the village's population, would be able to cope if there were fewer shops.



The Parade of Shops, Breary Lane - much valued but unhappily built in a style out of keeping with the area

Traditional farming no longer provides significant employment even though there are still fifteen working farms in the locality. These are all relatively small, varying in size from about 25 to 120 acres. Much of the land is used for hay production or for the grazing of beef cattle and sheep but there is also an intensive pig farm and one farm produces milk and eggs.

There is a large well-used Scout campsite on Occupation Lane and a large static caravan site on the edge of the village. A smaller site on Moorland Road caters for touring caravans. These satisfy current demand.

Recent years have seen a growth in horse riding for leisure purposes with the consequent growth in demand for land for stables and grazing.

The profitability of small farms is becoming increasingly difficult to sustain and so the national trend of converting farmhouses and their outbuildings into private houses or groups of houses for non-farming people is taking place. Because farms are usually located in the Green Belt, the changes have an effect on the appearance of the countryside that is not always for the better.



The Holiday Inn (formerly the Post House Hotel)

The Holiday Inn has over a hundred bedrooms bringing outsiders into Bramhope for short periods and providing employment for about fifty people, many of whom come from outside the village. The hotel is not an attractive building and, as plans for expansion arise from time to time, any proposed development will have to be closely monitored to ensure that it is more in keeping with the area.

There are two quarries on the edge of Bramhope, which spoil the outlook from certain parts of the village. However, they do provide employment opportunities for about thirty men, most of whom live outside the village.

Leeds Bradford International Airport and the nearby industrial estates and warehouses are situated within two miles of the centre of the village. They continue to expand and so can be expected to provide more opportunities for employment of both skilled and unskilled workers from the area.

More people are now working from home, for example individuals with building, gardening, motorcar servicing, catering or hairdressing businesses. Increasingly too, as a result of developments in computing and communication technology, a growing number of people are able to do their office work at home.

## Social Environment

Buildings used for the social activities of residents include the Robert Craven Memorial Hall, St Giles' Church Hall, the Methodist Church Hall, Bramhope Primary School, the Holiday Inn, Ramada Jarvis (formerly The Parkway) and Chevin Lodge Hotels, West Park Bramhope Rugby Club and the Scout Hut.

The Robert Craven Memorial Hall is fully used for most of the year and caters for indoor bowls, badminton, the art club, the bridge club, a drama group, china painting, wine tasting, dancing classes for adults and children, and meetings of the Bramhope and Carlton Parish Council. The Bramhope Branch of the Royal British Legion meets in the Hall regularly and there is a Thursday Club for ladies and a monthly meeting of the Yorkshire Countrywomen's Association. There are weekday children's nurseries both here and at the Primary School during term time, which provide much needed facilities for children of pre-school age. Bramhope Flower Show is an important village event that is held annually in the Hall and its grounds. Unfortunately, the facilities of the Robert Craven Memorial Hall are barely adequate for present day needs, and access for those with disabilities is limited.



A Brownie Pack uses St Giles' Church Hall each week

St Giles' Parish Church and the Methodist Church are well supported. The two churches have a number of joint activities including a newly formed Youth Fellowship for teenagers.

St Giles' Church Hall and Committee Room are used for meetings of the Junior Church, the Choir, Mothers' Union, Women's Fellowship, Men's Supper Club, Pathfinders, two Brownie packs, a Rainbow pack, tea dancing, a luncheon club, young mums and toddlers group, circle dancing and occasional fund raising events.

The Methodist Church Hall is used by the Sunday School, Thursday Wives Group, Women's Fellowship, Morning Fellowship, mothers and toddlers group, a monthly youth club, Girl Guides and a badminton club.

Bramhope Primary School provides education for children between the ages of 5 and 11. At present it

has surplus accommodation, but with children from new developments this situation could change. There is an active Parent-Teacher Association, and social events are held outside normal school hours for pupils and their parents. Unfortunately, the school premises are no longer used for further education classes, a provision which is greatly missed.

The extensive hotel facilities at the Holiday Inn, Ramada Jarvis and Chevin Lodge Hotels are used for conferences, wedding receptions and similar functions. Each has a health and leisure club with a gymnasium and swimming pool for residents and club members on payment of a fee. There is no public leisure and sporting facility in the village.

The West Park Bramhope Rugby Club has premises for hire and for the use of its club members. A licensed bar is open six evenings a week for club members and their guests. The club's facilities are used by a fly-fishing club, an antique collectors' club and there is the occasional disco.

A Scout group, Cub and Beaver packs meet weekly in the Scout Hut during term time.

## Sporting Activities

There are two football clubs whose teams play their home games during the football season on the Recreation Ground. In the summer months Bramhope Cricket Club uses the Recreation Ground for its home matches. Players come from the village and further afield. The Ground and its well-equipped pavilion are maintained by the Bramhope and Carlton Parish Council.

The West Park Bramhope Rugby Club teams play their home fixtures at The Sycamores. There are two senior teams and ten junior teams with players as young as 7 years old playing mini-rugby. International teams have in the past used the ground's facilities for training. Players come from all parts of Leeds to play for the Club. In the summer months the grounds are used by the Panda Bowmen.



West Park Bramhope Rugby Club grounds on The Sycamores



Bramhope Bowling Club

The Bramhope Bowling Club plays on the Green adjacent to the Robert Craven Memorial Hall. It is popular with the older residents and, unlike the football and cricket clubs, draws its members mainly from the residents of Bramhope. Indoor bowls is played in the Hall during the winter months.

The Tennis Club has two hard courts, also in the grounds of the Robert Craven Memorial Hall. The Club is open to junior, adult and family members. This thriving club, the majority of whose members come from Bramhope, deserves better facilities.

Bramhope Primary School's extensive playing fields are under-used and not available at present to the community at large. The site could provide improved sporting and leisure facilities for all of the village if agreement could be reached with the Education Authority.

Walking groups and numerous individuals make use of the network of footpaths in the village and the surrounding countryside, as a means of keeping fit and to enjoy the scenery.



Walkers using a local public footpath

Horse riding is becoming increasingly popular, particularly with younger people. A number of stables in Bramhope offer riding facilities. They would be more acceptable if they did not have so many unsightly makeshift buildings on site and if the grounds were kept tidy.

Clay pigeon shooting takes place on a farm within earshot of the village on most Sundays in the summer.

## **Other Social Amenities**

The three groups of shops in the village act as places where people can meet friends from other parts of the village at the same time as they do their shopping.

The new centrally-situated Medical Centre provides an essential service for residents of all ages. As well as the doctors' surgery, it now accommodates complementary-medical practitioners and a private dental surgery, but there are at present no doctors' surgeries on a Saturday.

A mobile library visits the village twice weekly. This service is well used by borrowers of all ages, but it is clearly limited in what it can offer and there is a strong argument for the village having a permanent library of its own.

The Fox and Hounds public house should rightly be included as a centre of social activity for the adults of the village and others from elsewhere. It provides normal bar facilities, and offers a comfortable place for people to meet, talk and relax over a drink. Food to be eaten on the premises can be bought there and at the three local hotels. In addition there is a fish and chip shop and restaurant, and shops from which sandwiches and pies can be bought for consumption off the premises.

Although there is a number of activities in the village for the younger members of the community, there has been no permanent youth centre since the old school building in Breary Lane was sold. There is a need for a place in Bramhope where young people can meet socially. Apart from The Knoll on Breary Lane and the Recreation Ground on Old Lane, there is little space for young people to play informally; this is particularly true in the 'Trees' area.

## **Law and Order**

The most common crimes in Bramhope are vandalism, burglaries, and the theft of cars and of possessions from houses, cars and garages. Neighbourhood Watch teams help to reduce the incidence of this sort of crime but the problem remains.

The Weetwood Police Division of West Yorkshire Police is responsible for the maintenance of law and order in the village. At present there are more than a hundred police officers in the Division, which operates a Community Policing policy for different Areas in the Division. A team of four police constables and one police sergeant, backed up by the rest of the Weetwood Division, is responsible for the Otley, Wharfedale and Aireborough Area. Bramhope is a part of this Area and has the benefit of access to the team of officers, but unfortunately it no longer has a police officer directly responsible for the village.



## RECOMMENDATIONS

- 10.1 Any proposals to provide new hotels, large retail outlets or other large commercial enterprises are likely to be inappropriate in Bramhope and should be directed to a more appropriate location because the village is primarily a residential community.
- 10.2 Permitted extensions to existing hotels should seek to blend in with their surroundings. Screening with trees should be a requirement of any planning consent .
- 10.3 Further expansion into the Green Belt of warehouse facilities or industrial activity adjacent to Leeds Bradford International Airport should be rejected. Any adverse environmental impact caused by existing operations should be kept to the absolute minimum.
- 10.4 The village shops provide a valuable service for the community. Any reduction in the number of such shops should be resisted.
- UDP SA8**
- 10.5 Bramhope Post Office must be retained, and a cash point facility provided.
- 10.6 The Community Policing team for Otley, Wharfedale and Aireborough should be pro-active in trying to establish and encourage more neighbourhood watch groups. It should also try to work more closely with the village's elected representatives and other organisations in achieving common aims.
- 10.7 There should be Saturday morning GP surgeries at the Medical Centre.
- 10.8 The surplus accommodation at Bramhope Primary School should be used for Further Education and leisure activities.
- 10.9 The primary school playing fields should be made available outside school hours to the local community.
- 10.10 Additional informal play areas are needed, especially in the 'Trees' area.
- 10.11 There is a great demand for a new purpose-built community centre, to supplement the facilities provided by the Robert Craven Memorial Hall. The new building could be designed to include a hall, indoor sporting facilities, meeting rooms and a kitchen, and have suitable access for those with disabilities. The centre could house the facilities for the young that many feel are not adequately catered for in the village. Alternative uses for the Robert Craven Memorial Hall could be found if, as a result, it became underused. The Bramhope and Carlton Parish Council should set up a Group to look into the desirability and feasibility of providing such a facility. The project could become an imaginative early millennium initiative for the village.
- 10.12 The village would benefit from having its own permanent library.
- 10.13 Leisure and social opportunities for teenagers are inadequate, and appropriate facilities should be provided either in existing premises, such as the Scout Hut, or in purpose-built premises of the sort envisaged under recommendation 10.11.
- 10.14 The Parish Council is a tier of local government that must be retained as an integral part of the democratic process.
- 10.15 The Bramhope village community should seek to be strongly represented on the newly formed Otley and Wharfedale Community Involvement Team (CIT) and its various committees.



## 11. The Future for Bramhope

This VDS has made a number of recommendations, the implementation of which will have a significant impact on development in the village in the future. Inevitably, the recommendations have had to be selective and judgements have had to be made. The decision has not been difficult when there was a clear majority either for or against a particular issue but when there were divergent views the editors have tried to come to a consensus when making their judgement. They have attempted to ensure that the recommendations do not merely represent their own personal opinions but are broadly in line with the views expressed in the Questionnaire and at the public meetings held during 1999 and 2000.

The results of the Questionnaire and the draft VDS were made public at a meeting and exhibition held in April 2000. The response was favourable and the VDS Group is confident that the final version broadly represents the views of the residents of Bramhope.

Whenever changes are proposed that are likely to affect the appearance of the village and the quality of life enjoyed by its residents, there will be those who are in favour of the changes and others who are not. Some people see any form of change as adversely affecting the character of Bramhope and feel that recent developments have altered the character of the village for the worse. Disappointment with new buildings can lead to a resistance to any sort of development, but the village must change if it is to thrive. The VDS provides an opportunity for the community to make its contribution to acceptable change.

It has become clear from the analysis of the Questionnaire and the comments at the Exhibitions that Bramhope residents wish to preserve the character of the village. They are particularly anxious to avoid any unnecessary growth of the village outside its present boundaries and for the Green Belt to be preserved. High density development would not be welcomed, and new housing, in-fill and property extensions are expected to be of a type and size that does not conflict with existing properties. There is a need for public transport to be improved. The village would benefit from having a new community centre, with modern facilities and a place where young people could meet.

The adoption of the VDS demonstrates Leeds City Council's continuing commitment to the democratic process in which the views of local communities are given due prominence so as to ensure 'Best Practice' in making planning decisions that affect the community. The VDS provides the basis for working in partnership with the City Council.

The VDS has dealt with a wide range of issues. The implementation of some recommendations will be the responsibility of the local community. The implementation of others will require action by the Highways and Transport Authorities. There are, however, many recommendations that will inform and guide the City of Leeds Department of Planning and Environment in responding to applications for developments in the village.



The Duck Pond on Breary Lane East



Spring Wood from the A660

**Residents value views such as these which are at risk from future development.**

## 12. Acknowledgements

1. The Countryside Agency's advisory booklet *Village Design* (Ref. CCP501) was the inspiration for an enthusiastic group of Bramhope residents to take on the task of preparing a VDS for the village of Bramhope. The work of researching, editing, document design, fund raising, publicity, taking photographs, production of the videos and helping out at the exhibitions has been carried out by a team of dedicated volunteers drawn from a wide cross section of the community. The Chairman of the VDS Group thanks everyone who has contributed in whatever way towards the production of the VDS.
2. The members of the Bramhope VDS Group thank all those residents of the village of all ages who demonstrated their interest in what the group was trying to achieve by coming to the meetings and exhibitions, and by completing the Questionnaire that had been circulated to every household in the village.
3. The members of the Bramhope VDS Group thank the Officers of Leeds City Council Department of Planning and Environment for their advice and co-operation.
4. The VDS Group thanks all those individuals, businesses and organisations listed below who have contributed towards the costs of the Questionnaire, the Exhibitions and the printing of the VDS:

Bramhope Art Club  
Bramhope & Carlton Parish Council  
Bramhope Tennis Club

Bramhope Village Players  
Christine's Greengrocers, Bramhope  
Consort Homes Ltd, Horsforth  
Controller of HMSO  
The Cottages B&B, Bramhope  
Councillor P Coyne  
Crosby Homes (Yorkshire) Ltd, Harewood  
Mrs D Emmett  
Councillor J Eveleigh  
C F Harris (Quarry Products) Ltd  
High Trees Farm Nurseries & Garden Centre,  
Horsforth  
A J Hodgetts  
Jarvis Parkway Hotel & Country Club  
Councillor G Kirkland  
La Boutique, Bramhope  
Lawnswood House of Flowers, Leeds  
Leeds Bradford International Airport  
Mahony & Ward Ltd (Goods Funeral Services), Otley  
Manning & Co, Estate Agents, Leeds  
Massingberd (Otley ) Ltd  
Mone Brothers Ltd, Bramhope  
C Newman  
Otley Motors Ltd  
Otley & Wharfedale Community Involvement Team  
Sara's of Bramhope (Hairdressers)  
Stephen Smith Garden Centre, Pool in Wharfedale  
The Spice of Life (Party Caterers) Bramhope  
Stancliffe Pharmacy, Bramhope  
The Tuesday Club, Bramhope  
The Village Bakery, Bramhope  
Walker Smale, Estate Agents, Otley  
Waye & Son, Travel Agents, Otley  
J B Wilkinson & Sons, Bramhope  
Yorkshire Rural Community Council  
Yorkshire Water (The Kelda Group), Bradford



