

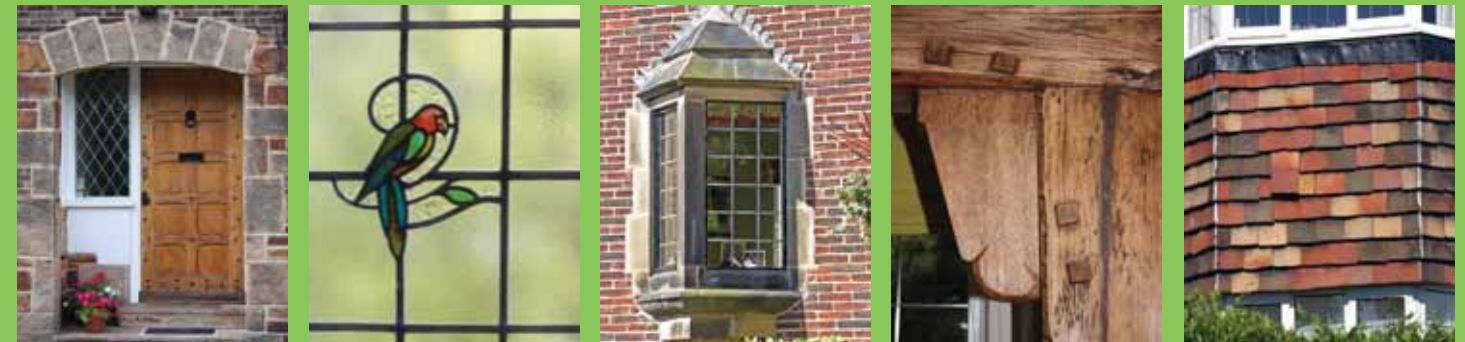


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Tricia Restorick (Chairman), Tony Sykes (Secretary), Jo Donnelly (Treasurer) Chris Bean, Graham Boardman, Sam Buckley, Simon Davy, Michael Dawson, Brian Dyson, David Marston, Dennis Murgatroyd, Cedric Wilks and several others who were able to contribute for part of the time.



# Tranmere Park

Guiseley, Leeds

## Neighbourhood Design Statement

October 2010





# Tranmere Park Neighbourhood Design Statement

## Summary

The Tranmere Park Neighbourhood Design Statement has been produced in response to residents' wishes to conserve the special character of the Tranmere Park Estate. It follows the spirit of the Village Design Statements first promoted by the Countryside Commission in 1996 and echoed in the Government policy document *Creating Sustainable Communities (PPS1)* published in 2005.

The Neighbourhood Design Statement closely follows the Leeds City Council document *Neighbourhoods for Living* produced in 2003. *NfL* is a response to much guidance on design provided by central Government and other agencies in preceding years. This Neighbourhood Design Statement provides further guidance at the local level for developers and designers working on projects within the Tranmere Park Estate.

The Estate affords ready access to leisure and shopping facilities, commercial and industrial centres, motorways and mainline rail connections whilst adjoining open countryside to the west. This open land lends distinct separate identities to the settlements of Guiseley and Menston.

The Leeds City Region continues to seek new business from investors outside the region and Tranmere Park can

contribute to the demand for good residential suburbs.

The variety of house styles reflects a limited range of architectural expression with a markedly cohesive character. All the original properties were constructed with quality in mind and a carefully considered, harmonious relationship between dwellings, gardens and open green spaces. The mix of size of house ensures there are homes suitable for all ages and thus re-generation of the Estate is sustained.

The Chief Planning Officer of Leeds City Council considers Tranmere Park to be "a local area of special character where particular attention needs to be paid for achieving good design". This echoes the view of Mr Prior who conceived and constructed most of the Estate. He described it as "a beautiful semi-rural setting and a very rare kind of garden estate". In a detailed local consultation exercise, conservation of this character was the expressed objective of residents.

Section 11 of the NDS explains in detail the *Guidance for Development* which residents of Tranmere Park would like to be observed whenever new build or alterations to existing properties are being considered. *Guidance for Development* is founded on the wish of residents of the Estate to conserve its character for future generations.

## Status

The Tranmere Park Design Statement was adopted by Leeds City Council on 16 October 2010 as a document of material consideration in considering development proposals including domestic planning applications and thus will subsequently be used to maintain the special qualities of the Tranmere Park Estate.

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A Neighbourhood Design Statement builds on existing statutory planning policy to ensure that change contributes positively to the sustainability of an area, its heritage, its design quality, its landscape, its accessibility, its facilities and its social cohesion. This document presents an appraisal of the existing character of the Tranmere Park Estate which will help guide development, large and small, so that this character can be protected. It makes suggestions for enhancing and improving that character and will provide residents with a deeper understanding and respect for their surroundings. Developers will also be made aware of the importance which local people attach to the Estate. At all stages, the writing of this document has reflected the views of the residents it is designed to serve.





## Foreword

The Tranmere Park Neighbourhood Design Statement provides a description of the overall character of a large residential estate lying on the north-west edge of the city of Leeds. The Chief Planning Officer for Leeds City Council considers this “to be a local area of special character where we need to pay particular attention to achieving good design”. In the preparation of the NDS, residents have identified key issues facing the future of the Estate through their responses to the detailed questionnaire circulated to all households in 2007.

This wide public consultation also helped explain what attracted residents to the Estate, what they like about the locality and what improvements would be desirable whilst retaining the existing character. The NDS gives guidance on design principles that will continue to make the Estate attractive to present and future residents.

The architectural features, the low density housing, the size and layout of gardens, the green spaces and roadside verges, the character of roads and public footpaths contribute to a uniquely homogeneous suburban area which has matured over the last 80 years. By providing residents and local authority planning officers with this



document it is hoped that future developments on the Estate can be shaped to respond sensitively to its existing character. The acceptance of the NDS by the City Council should ensure it has a place as a material consideration in planning matters.

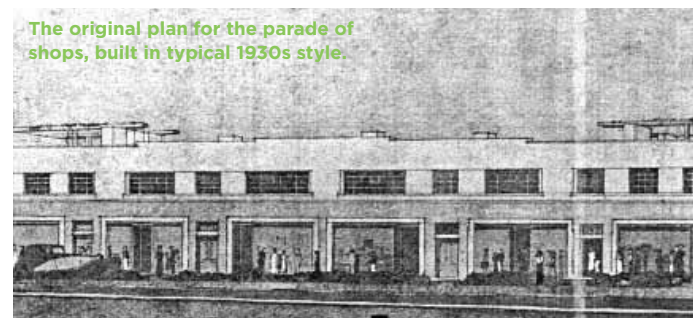
The cumulative impact of small incremental changes which are at odds with the prevailing characteristic details of the Estate can have a major eroding effect on its integrity. Householders, their architects and builders should consider carefully how the alterations they are considering could affect the character of the Estate.



Tranmere Park Estate is roughly triangular in shape. The eastern boundary is defined by the A6038 road from Ilkley to Shipley which also separates the Estate from the town of Guiseley. The southern boundary is formed by Hawksworth Lane which has farm land and Bradford Golf Club to its southern side. Forming the western edge of the Estate is Thorpe Lane beyond which lies open farmland rising to the Hawksworth Plateau and Ilkley Moor.

The layout and building of the Estate began in the 1920s at a time when increasing wealth enabled many people to become home owners for the first time, resulting in more homes being built than in any other decade since. The main developer, Prior, described it as “a beautiful semi-rural setting and a very rare kind of garden estate”. His involvement with the development of the Estate continued for over 50 years during which time he emphasised “the gently curving, landscaped avenues... amongst trees... avoiding the stark hostility and ‘newness’ of mass-produced developments”.

The new homes of the 1920s and 1930s reflected the aspirations of the generation and the rapidly developing technologies of the time, resulting in progressive architectural styles



The original plan for the parade of shops, built in typical 1930s style.

complemented by the latest interior fixtures and fittings. A trend developed for people to leave the inner cities and move to new developments in the new suburban areas bordering the countryside. It was here where the dream of living in the country whilst being close to the town came to fruition, with Tranmere Park being one such estate where this dream was realised for many.

The Estate now provides high quality accommodation for about 850 families in detached and semi-detached houses, bungalows and apartments. Many of the residents work in the conurbations of West Yorkshire which are easily accessible by road and rail, Guiseley having a direct train link with both Leeds and Bradford.

Within the boundaries of the Estate there is a tennis club with recently re-built club house and two hard courts, a parade of shops and a primary school which currently has over 300 pupils on roll.

In addition to its proximity to commercial and industrial centres, the Estate is extremely well positioned for leisure pursuits and local shopping facilities. To the west lies open countryside leading to Ilkley Moor; a favourite area for walkers. The town of Guiseley has a leisure centre and health clubs as well as a town hall (which stages entertainment events) and



churches, cricket and football clubs, restaurants, pubs, post offices, banks, supermarket and a range of local shops.

This Neighbourhood Design Statement highlights features of the Tranmere Park Estate which are worth protecting. The NDS will also seek to guide new developments so that the character of the Estate can be conserved and enhanced. The document is not intended to prevent change happening on the Estate but to ensure that it evolves in a manner which works to the benefit of the area rather than its detriment.



The shops today



## Policy Context: background and status of Neighbourhood Design Statements

This Neighbourhood Design Statement has been produced by residents of the Estate following extensive consultation through meetings, information sessions and a comprehensive questionnaire; a process in which all residents of the Estate have had opportunity to engage. The NDS represents the views of the Tranmere Park community and follows in the spirit of the Village Design Statements

first promoted by the Countryside Commission in 1996 and echoed in the Government's policy document, *Creating Sustainable Communities (PPS1)* published in 2005:

**“Local planning authorities should develop a shared vision with their local communities of the types of residential environments they wish to see in their area and articulate this through their development plan**

***policies and supplementary planning guidance.”***

The residents' Design Group has also been closely guided by the Leeds City Council document *Neighbourhoods for Living (2007)*. Its themes of *use, movement, space and form* have been followed whilst describing the qualities and characteristics which give Tranmere Park a sense of identity and make it a unique place in which to live.



## The Process: input from the community and constitution of the TPDG

On 1 February 2006 Councillors Andrew, Bale and Latty called a public meeting for residents of Tranmere Park at Guiseley School. Their action was in response to innumerable contacts received from residents of the Tranmere Park Estate who were expressing anxiety at the large number of planning applications being submitted which were considered inappropriate to the character of existing houses and the Estate as a whole.

At this public meeting a group of volunteers came forward. Councillor Graham Latty led a subsequent meeting of these volunteers from which a working group was formed with the purpose of drawing up a Neighbourhood Design Statement for Tranmere Park.

The group adopted the name Tranmere Park Design Group and drew up a constitution.

On 3 July 2006 the Group led an Issues Evening at Tranmere Park Primary School. Residents of the Estate were invited to jot down issues of concern and were keen to discuss their future vision for the Estate.

The Group analysed the responses from the public meeting and used them as the basis for a Questionnaire. In addition, the Group consulted *Neighbourhoods for Living* and used the themes from that document to shape the Questionnaire.

The Questionnaire was distributed by hand to all 800 houses on the Estate in January 2007. Responses were delivered to the homes of members of

the TPDG shown on the Questionnaire. The response to the questionnaire was at a level recognised by research to be statistically significant and can be considered to be a reflection of the views of the residents of Estate. The responses were analysed and in April 2007 a feedback document was issued to Councillors, Planning Officers and all residents of the Estate. These are summarised in Appendix 2.

In the light of the Questionnaire analysis the Group examined once more all the principles contained in *Neighbourhoods for Living* and identified all those which are relevant to an established area such as Tranmere Park. Using NfL as a template work began on drawing up the Neighbourhood Design Statement.

## Drivers of Change: national and local planning issues

The effects of accelerating demand for development at higher densities and the interest of owner-occupiers in realising the latent value of their property, threaten the historical character and distinctiveness of Tranmere Park.

The view was widely expressed in respondents' comments at the *Issues Evening* and in the Questionnaire that these 'drivers of change' are already evident in the erosion of loss of distinctive design features of the Estate and in some unsympathetic in-fill development. Residents have noted that apparently small changes to properties, when repeated elsewhere, have a significant cumulative effect.

The Government's Chief Planner announced in a letter to all Chief Planning Officers in England that from 15 June 2010, via amendments to the Government's Planning Policy Statement 3: "Housing", that gardens are no longer to be included within the definition of previously developed land. This will alter the way in which Leeds City Council as the Local Planning Authority has to view new housing development within garden areas.

Planning Policy Statement 3: "Housing" states in para 49 that *"Careful attention to design is particularly important where chosen local strategy involves intensification of the existing urban fabric. More intensive development is not always appropriate..."*

Planning Policy Statement 1: "Delivering Sustainable Development", states in para 34 that *"Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is*



An original bungalow and side garden replaced by two detached houses in 2010.



Recent in-fill developments.



*inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."*





## Restrictive Covenants

From its initial conception, and through all the decades of building, the Tranmere Park Estate has been shaped by Restrictive Covenants (see Appendix 4) which were placed on each plot as it was sold. Purchasers agreed with the vendor that they and their successors would abide by the Covenants, thereby establishing a common style of building, a uniformity of street scene and a sense of spaciousness to the development as a whole.

Although Planning Authorities are not obliged to take Restrictive Covenants into consideration in dealing with applications they are obliged to consider design and character issues (such as those embodied within the Restrictive Covenants) in determining planning applications. The Leeds Local Development Framework contains this saved UDP policy N13 on Building Design:

N13: *“The design of all new buildings should be of high quality and have regard to the character and appearance of their surroundings. Good contemporary design which is sympathetic or complementary to its setting will be welcomed.”*

Simple guidance is also contained in the Householder Design Guide published in 2008, *“What should I consider before applying for planning permission? - General principles for householders”*. In its section on general principles for assessing householder proposals it states:

**Townscape/design and character:** *The townscape of an area and general street scene is important in deciding the appropriate form, size and distances to the boundaries for extensions (including proposals for dormers and roof alterations). The character of an area is defined by the*

*design, dominant building type, spaces between the buildings, materials, heights, level differences, the boundaries (walls, fences, hedges, trees and other vegetation) and trees and vegetation within the site itself and surroundings. In areas where the spaces between the houses are an important characteristic, for example large plots with mature landscaped boundaries or semi detached dwellings with distinctive space between houses provided by drives, regard should be had to these characteristics in deciding upon the size and design for the extension. Extensions should be in keeping with and respect the character of the area.*

More detailed design policy is contained within “Neighbourhoods for Living” drawn up by Leeds City Council and published in December 2003.

## Neighbourhoods for Living (NfL): the Leeds document which has shaped the NDS

*Neighbourhoods for Living* was drawn up by Leeds City Council and published in December 2003. This comprehensive document is a response to much guidance on design produced at national level in the preceding months and years. The Leeds document *‘seeks to supplement that and provide support for the Unitary Development Plan. This guide specifically provides further clarity for developers and designers in Leeds regarding:*

***The themes and principles of residential design***

***The character and essence of Leeds***

***Submission requirements and analysis based process’***

*Neighbourhoods for Living* was designed to be of value to a range of groups including developers, design teams, businesses and politicians and

the general public. Residents, community or amenity groups from across the city are also targeted in order to encourage *‘local character analyses to contribute to further development’*.

The Tranmere Park Design Group is responding to this encouragement in drawing up its Neighbourhood Design Statement. By closely following the key principles of *Neighbourhoods for Living* we have sought to describe and illustrate the defining features of the Estate so that a more holistic approach to its future development can be adopted.

*NfL* followed the government’s Planning Policy Guidance notes (PPG1, and housing in PPG3) and a series of documents including *By Design: Better Places to Live* (2001), *By Design: Urban Design in the Planning System* (2000) and *Places, Streets and Movement*

(1998). The *Crime and Disorder Act* 1998 Section 17 encouraged local authorities to consider the prevention of crime and disorder within the design of residential development.

*NfL* is designated Supplementary Planning Guidance (SPG13) and sits alongside other relevant background documents including several Village and Neighbourhood Design Statements already in existence, for example those for Adel, Bramhope, Bardsey, East Keswick, Far Headingley and Hawksworth.

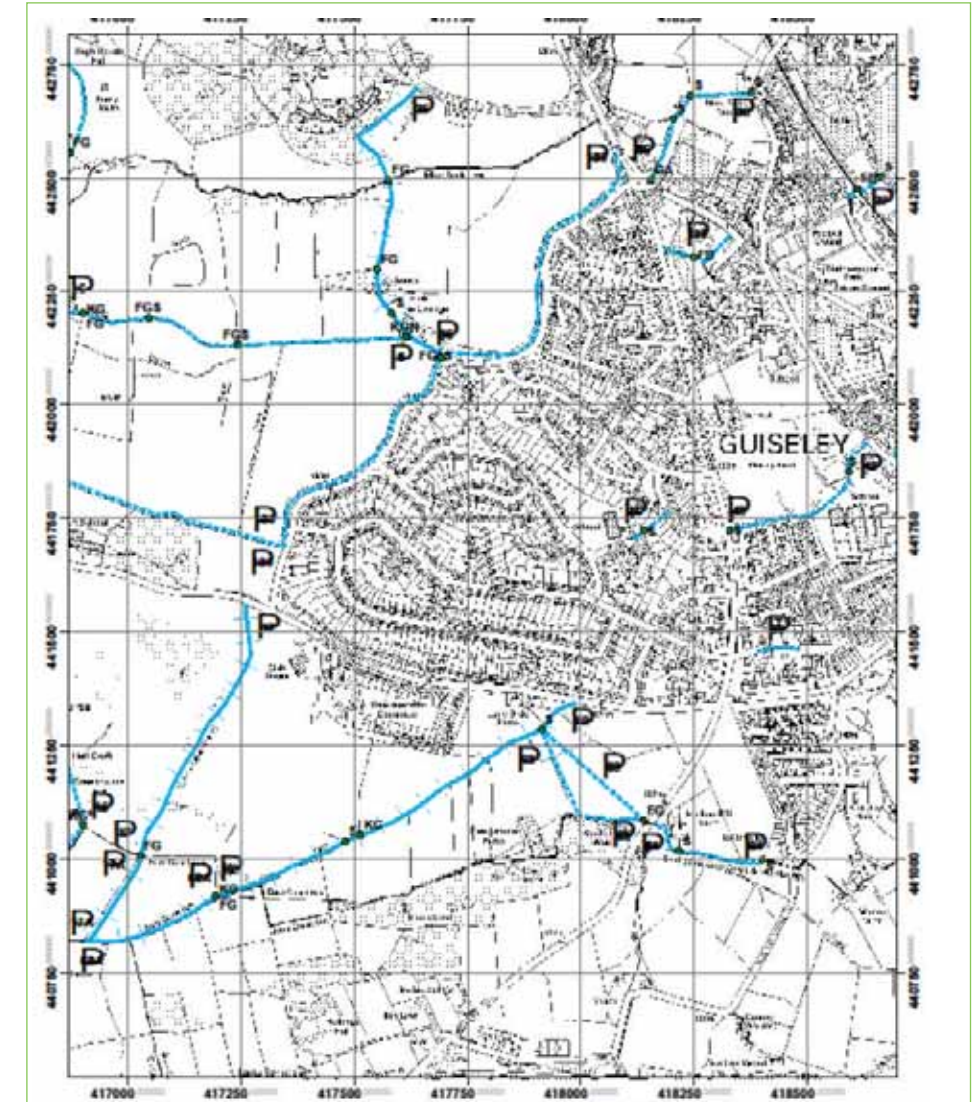
TPDG considered that the leads given by *NfL* in providing *‘inspiration to improve design... background to local character... an analytical approach to considering local character... context-driven approach to the process of preparing design proposals for sites’* are entirely relevant to the Tranmere Park Estate.

## Description of Tranmere Park: city and countryside meet

The Tranmere Park Estate stands at the transition from the dynamic city of Leeds to the entirely rural aspect of Yorkshire fields and moorland. Residents are able to access miles of healthy country walking from their doorstep. The wildlife of the countryside regularly visits the gardens and open space of the Estate where the interlinked, continuous areas of private gardens provide a rich extended habitat.

A wildlife survey conducted on the Estate confirmed evidence of a range of garden and woodland birds and mammals which are resident or are frequent visitors. In addition to the usual garden birds (robin, sparrow, blackbird etc..) and hedgehogs, frogs, and squirrels, visitors to gardens include owls, kestrels, woodpeckers, members of the finch family, mallards, foxes and fieldmice. The mature gardens, absence of heavy traffic and presence of water, both ornamental pools and natural courses help sustain this variety.

The western edge of Tranmere Park Estate on Thorpe Lane is bounded by a belt of trees which follows the length of the lane. These trees (protected by TPO) mark the beginning of greenbelt land running up to Ilkley Moor and were described by a Planning Inspector as adding *‘to the mature sylvan feel of the area and their future decline or loss would significantly undermine this, which would be harmful to the character and appearance of the area.’* This tree cover in strip woodland



Map showing footpaths on and around the Tranmere Estate

alongside roads and becks is an important feature of the natural landscape bordering the Estate and should be conserved.

Immediately adjacent to the Estate is an area described as the Hawksworth Plateau in the Leeds Landscape

Assessment (1991) produced by Leeds City Council. Characterised by medium-scale fields of pasture grazed by sheep and cattle, the area is criss-crossed by public footpaths immediately accessible to residents of the Estate. The recreational pressure on this landscape is already evident in the horse riding and stabling establishments on the moor road. In addition, the development of a golf course with access from Thorpe Lane has been approved. This will inevitably introduce a ‘suburban’ character to an otherwise rural landscape as well as a marked increase in traffic use on the semi-rural Thorpe Lane itself. (See the map of footpaths leading from the Estate.)

Beyond this, on lower ground, lies the parkland estate of the former High



Looking across the Hawksworth Plateau from Thorpe Lane.





Royds Hospital. Currently undergoing restoration and redevelopment, the gardens and estate have been designated as registered historic park and garden land, to which extensive public access rights have been secured. This open land of high landscape quality and its green belt designation serves to maintain Guiseley and Menston as separate and distinct settlements.

## Defining the Character: The residents' view

The Questionnaire which residents completed in January 2007 helped define the many 'sense of place' qualities which they wished to retain. Residents' views can be summarised thus:

### Character and Environment:

Over 74% respondents agreed strongly that the style and character of houses and the space between houses should be retained, and that greenspace and nearby country footpaths are a valuable resource

Over 75% respondents agreed that most trees are worth preserving, grass verges should be kept, boundaries between houses should be "green" and that Covenants help maintain the character of the Estate

### Houses and Design:

95% respondents agreed that the existing low density fosters a greener environment

93% respondents agreed that a

variety of house types and sizes should be retained

96% respondents agreed that alterations to buildings should match the original design of the property

90% respondents agreed that new houses should match the old in style and materials

80% respondents agreed that original details such as front doors, roof tiles and window styles are important to keep

74% respondents agreed strongly, and

a further 22% agreed, that new houses and extensions should be no higher than 2 storeys.

### Space about Buildings:

91% respondents agreed that the front building line should be maintained

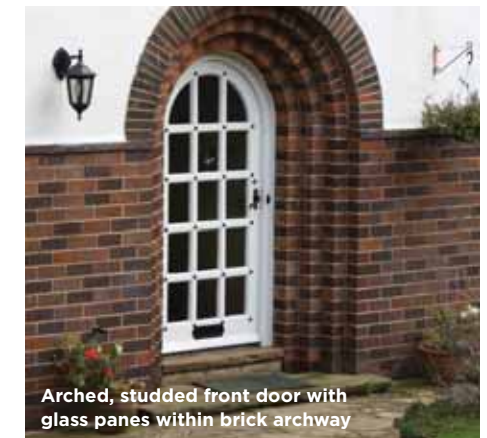
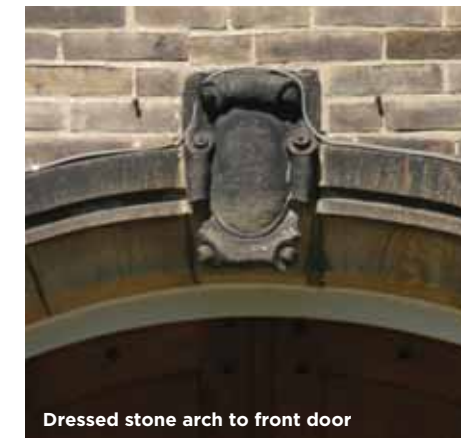
88% respondents agreed that space between building and rear boundary should be at least 10.50 metres

82% respondents felt the space between building and side boundary should be at least 2.50 metres

## Defining the Character: a sense of place

Tranmere Park has a distinctive sense of place. It was conceived as a high quality, low density housing project before the advent of town planning and the holistic approach to urban design of the present day. Purchasers of plots of land agreed to a clause within the Conveyance which stated: No dwelling house or other buildings shall be erected upon the said plot of land otherwise than in accordance with the plans and elevations and of materials previously approved of by the Vendor's Surveyor and no building shall be commenced upon the said plot of land until such Surveyor shall have given a Certificate in writing of such approval for every such Certificate the Purchasers or their successors in title shall pay to the Vendor's Surveyor the sum of Ten shillings and sixpence.

The Estate is unique in having wide grass verges and no pavements (footways). The original purchasers of homes on the Estate were required to plant trees at defined distances along the verges fronting their properties. These trees (many of them protected), shrubs and mature gardens add to the semi-rural feel and help create a unique environment. The spaciousness of the adjoining wide and deep back gardens provides a continuous green corridor and habitat.



The variety of house size ensures that there are homes suitable for all ages. Families, couples, retired and single people can, at present, find a house, bungalow or apartment of suitable size. This diversity helps sustain the re-generation of the Estate: when the children leave home it is still possible to down-size locally.

The older parts of the Tranmere Estate contain homes typical of the 1930s.

Examples can be seen of period styled properties influenced by a traditional romanticism sitting alongside flat roofed villas influenced by continental modernism. In between the traditional and the modern can be seen many houses which borrow elements from both architectural styles.

Original sales brochures reveal that the individual detailing of each house was a key part of the appeal of the Estate.





Hanging clay tiles on a two-storey bay



Original Crittal frame



'Tudorbethan' with herringbone brickwork and diamond leaded panes in iron casement.



An Arts and Crafts frontage with brick and random Yorkshire stone detailing and oriel window over an iron-studded hard wood door.



Decorative stonework on inglenook.

In keeping with the theme of country living on the edge of town, the homes were allowed generous plots, 'averaging over a fifth of an acre in size', which thus afforded a degree of privacy. In addition, roads and verges were arranged in such a way that a feeling of space was maintained in all public areas.

The most popular style of home, taking its influences from the Arts and Crafts movement, was the mock-Tudor, cottage, 'Tudorbethan' or 'Jacobethan' style. Features included areas of herringbone brickwork, clay tile-hung walls, weatherboarding, and exposed local stone and timber detailing. Windows had wooden frames with iron casements and diamond-shaped leaded panes often complemented by stained glass detailing. The roof had clay tiles rather than slates and would often have asymmetric dimensions with chimneystacks featuring elaborate stone or brickwork. The porch was either a simple hood with console brackets, gabled, or of a timber loggia design with low roofline. Many doors were of oak with iron nails and fittings. Most houses had a two-storey bay with angled or half-rounded sides. Inside there was often oak panelling, a distinctive carved oak newel post, exposed beams and, in larger homes, an inglenook fireplace.

Added to these architectural styles was the influence of Art Deco. The name 'Art Deco' had appeared in 1925. Initially it featured rounded motifs, such as foliage and flowers, but later these became more abstract and geometric, such as a sunburst. Some designs indicated speed with strong lateral lines, often tapered. Examples can be seen in coloured window glass used in houses on the Tranmere Estate and in even smaller



A contrasting 1930s 'moderne' style house with recently added pitch roof. Note the windows on the corners and raised roof line similar to the bridge on a passenger liner.



Weather boarding.

detailing such as the design of interior door handles.

A more distinctive style was called 'Moderne', 'sun-trap' or 'International Style'. Modernism saw the home as a 'machine' where the priority was fitness for purpose. The style avoided decoration and decorative objects, instead stressing the use of chrome and glass. Usually, you can see a few such houses in a cluster among Tudorbethan homes and there are a number of these houses on the Tranmere Estate. In their purist, Cubist form they are stark and functional, with flat roofs, concrete walls

painted white, and large plain windows with galvanised iron frames. There was a complete absence of decoration. Inside the house was open plan.

When house building on the Estate recommenced after World War 2 building materials control demanded that more semi-detached (albeit, large) were required to be built. However, pairs of semis had to match and the already established distinctive character of the Estate was maintained. The spacious plots were sited on 'gently curving landscaped avenues among the trees and superb property'. Open-plan wide green verges which merged into each other at the front of houses helped create 'a very rare kind of garden estate'. A mix of bungalows and houses was maintained; indeed purchasers were assured 'We'll design your home, tailoring it to the plot of your choice and to your precise requirements' from 'our range of designs, and find one which exactly fulfils them, with modifications as necessary.' This ensured that every home was given some individuality within the designs on offer.

In the majority of cases, the houses were finished with white-painted render but new owners were also offered the option



Post-war semi detached houses maintaining the 'Tranmere style' and positioning at the head of a cul de sac.



Post-war building on Westgate. Note the Crittal windows, stone plinth and surround to the front door. The neighbouring house retains stone detailing above the windows.



Detached bungalow and house side by side.



Post-war development retained the wide green verges.



Timber porch and painted hardwood door.





Wide green verge uncluttered by high fences, railings or walls



Steeply pitched roof lines on houses and bungalows.

of a second coat of render which was left in its natural colour. Whilst there was rather less architectural detailing than on the earlier houses, a plinth of random stone or dressed Yorkshire stone was used for a decorative effect and front door openings were often similarly outlined. There was a choice of roof tile



Tranmere Park Primary School.

colour (shades of grey, beige or green) and doors of a traditional design in painted or varnished hard wood. Window frames were of the galvanised steel Crittal type or painted hardwood by Boulton and Paul. The sales brochure featuring these houses also emphasises *'...the one common denominator. Quality.*



A typical 1930s steeply pitched roof with original red Rosemary tiles



Porch with stone surround and painted hardwood door.



Post-war roof with grey tiles

*We build to last . . . and strive to prove that high standards of workmanship are not old-fashioned after all.'*

Tranmere Park Primary School, designed by the Local Education Authority and completed in 1972, is a brick-built single storey construction of 1675 square metres with flat felt roof with wooden fascia boards and wood-framed windows and doors. On site there is also a caretaker's house of similar construction. The grounds, covering 11,388 square metres, are mainly grass with two hard-surface playgrounds, two adventure play areas and a nature garden.

Flower-filled planters surround the building and outdoor natural wood seating has been provided for children's use at playtime. The perimeter of the school has green metal linked fencing. The retention of mature trees on the north of the site helps retain something of the Estate's distinctive landscape characteristics.

# Getting About: movement on the Estate for pedestrians and drivers

A study of access and mobility (movement) shows the Estate is very poorly served by public transport whilst car-ownership is above average. An infrequent bus-service operates in the evening along the Bradford Road. Guiseley railway station is accessible on foot for some residents of the Estate although for many people, especially the elderly and families with young children, public transport is much less accessible.

The original concept included pathways serving as shortcuts between the avenues and roads. These continue to be valued by pedestrians and enable access to public areas. Examples include a footpath to the rear of the shops, the 'snicket' connecting the lower part of the Estate to the primary school, the path to the tennis club from Broadway and the 'secret steps' which allow quick access to the countryside footpaths.

The Estate today is less pedestrian-friendly than when Prior's vision was originally conceived. Traffic density, including commercial vehicles, road speed and, in some cases, parking on grass verges have created potential conflicts and hazards for all highway users. Parents dropping off children at the Primary School have also created congestion problems on Ridgeway and the roads leading off it. The use of Estate roads as 'rat runs' from Hawksworth Lane and Thorpe Lane by non-Estate generated traffic is a relatively recent occurrence.

Whilst 72% of respondents to the Questionnaire favoured the introduction of a 20mph speed limit, there was very little support for the creation of footways/pavements.



Top and left: Parking near the Primary School creates traffic hazards.



Below from top to bottom: Footpath from Byeway to the shops.

The snicket leading from the Primary School to the Oval.

The 'Secret Steps' between Thorpe Lane and Fairway.



Above: Examples of encroachment onto grass verges. Increased hard landscaping areas diminish the verge in order to create car parking space.



Right: Degradation of the verge by traffic.



Below: An exceptional example of a retaining wall abutting the kerb.





# Guidance for Development: the future of Tranmere Park



Original painted and studded hardwood front door under simple hood porch



Original coloured glass preserved in triple glazed unit.



Original diamond-pane leaded window

In their responses to the *What Makes Tranmere Special* questionnaire residents were particularly emphatic in their wish to protect the character and ambience of the Estate (see Appendix 2b). Their views are incorporated in the paragraphs below.

In an area with a distinctive individual character and sense of place such as Tranmere Park, it is helpful if residents, architects and Planning Officers take special care when considering changes. Examples of good practice include:

- Reflecting on the original design concept of the property and Estate as a whole and appreciating the qualities inherent within them.
- Utilising the services of an architect or architect technician familiar with the Estate.
- Reviewing the property from all sides (360 degrees) as others would see it.
- Identifying the characteristics of the particular property, for example external features, materials and colours present, roofing materials, roof line and pitch, window and door styles, surrounding vegetation.
- Visualising the effect that proposed changes to the property would have in the context of neighbouring houses, gardens and mature trees. This is especially important where a house is double-fronted, semi-detached or part of a symmetrical and open plan 'street scene'.
- Reviewing other extended or converted houses in the area, establishing which have been sympathetically carried out to blend with neighbouring properties and which have been less sympathetic or disrespectful.

In the context of proportionally larger scale developments within the Estate (such as the building of pairs of dwellings) it is the expressed wish of residents that pre-application

discussions, based on this Neighbourhood Design Statement, take place between Planning Officers and applicants/developers.

In order to complement the local character of the Estate in terms of design and materials, respect for the established building lines is fundamental (NfL Key Principles 82 and 84).

Any development will need to reflect good design and respect the local built character. Extensions should be "subservient" in appearance to the main property, set back from the frontage with a defined "crease line" and with roofs of significantly lower ridge height, and similar roof pitch, verge, gutter and downpipe and window details and roofing materials. Extensions should not reduce significantly the gap space between adjacent houses, with distinct visual separation retained, as this is one of the key characteristics of the Tranmere Estate (NfL Key Principles 1 and 8).

Development should avoid loss of significant trees, boundary shrubs or hedges. Should a development be allowed that results in loss of mature trees replacement planting of an appropriate scale and variety of tree and the space to accommodate their future growth will be expected as part of the planning consideration. These trees should be protected in the long-term (NfL Key Principle 52).

Development proposals should consider the potential for the retention and conversion of existing buildings in preference to demolition (NfL para 106) especially when replacement properties would be detrimental to the spacious character of the Estate including its grass verges, the privacy and amenity of adjoining properties or compromise existing hedges and trees.

The design of new houses should avoid prominent garages or open parking areas dominating the property frontages and the street scene (NfL Key



Overhanging timber porch with original door



Original oak studded door in attractive overhang porch

Principles 77 - 79). Subdivision of large properties into flats should not be permitted, where the enhanced provision of car parking or subdivision of the garden would be detrimental to the street scene.

The provision of high hedges, walls and gates will generally be discouraged on the Estate frontages unless this has already become an established feature of the local character on that part of the Estate (for example, Bradford Road, Hawksworth Lane, Thorpe Lane, Broadway). Hedging plants should be of an appropriate variety that will not grow excessively quickly and so cause a nuisance (NfL Principles 46 and 55).

House owners should note that, unless specific planning consent has been granted, it is not permitted to erect fences, walls or gates that exceed 1 metre in height next to a highway used by vehicles or over 2 metres high elsewhere ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).



Original dressed stone bay window with replacement leaded glass



Original painted and studded hard wood door



Successfully replaced front door retaining original iron work



Steeply pitched gables and timber detailing





## For Better or Worse: scope for improvement

Neighbourhoods for Living promotes the concept of the positive working together of the various built environment design disciplines in order to create successful places to live. It identifies four broad, but inter-related, themes: Use, Form, Movement and Space.

**Use** is about creating neighbourhoods that respect the local character and create vitality through a choice of housing and good access to a range of services within walking distance and public transport.

**Form** is about producing high quality building design that respects the local character and scale and massing of adjacent buildings and spaces thereby safeguarding privacy and amenity.

**Movement** is about creating a safe environment for pedestrians and motorists with good connections to local facilities and public transport.

**Space** is about making attractive spaces that work for residents, pedestrians, motorists and wildlife with private and public open spaces appropriate to the character of the area, discrete parking for cars and effective natural surveillance.

To these principles can be added the concept of sustainability:

**Sustainability** encompasses issues ranging from houses fitted for lifestyle to efficient use of land and

resources. NfL states: *'Once built, the life of a development should be maximised. The fact that people's needs change over time has led to the development of long-life/loose-fit principles for lifetime homes'*.

The principles within Neighbourhoods for Living address a range of residential design issues relevant to Tranmere Park which were identified by residents in their responses to the Questionnaire:

### **i and ii. Use and Form: local character and vitality: enhancing the sense of identity and place**

Tranmere Park is special and has many "sense of place" qualities that residents wish to see retained. In particular, the Estate's character is derived not just from the style and character of the houses but also, as described by Leeds City Council, from *'the existing visual gaps between dwellings which form a positive characteristic of the present streetscene and locality as a whole'* (Refusal of Planning Application Number 09/03471/FU, 22.11.09)

The links between the greenspace of the Estate and the nearby country footpaths provide a valuable resource to the community and in the interests of future health and fitness should be retained for the next generation.

Furthermore, this greenspace resource comprises not just the large private gardens of individual dwellings but also the grass verges, trees and open spaces. These in turn provide a thriving habitat for wildlife and biodiversity.

New housing development is contentious in particular where residents see the demolition of an existing home and/or loss of valuable greenspace. Residents strongly feel that any extensions, additions or new buildings should match in both style and materials and be no higher than 2 storeys. In addition, residents believe that building alterations should match the original design of a property including original design details such as front doors, roof tiles and window styles. In effect, infill development, where it is in other respects acceptable, should respect the scale of earlier phases and their associated shapes, sizes and layouts.

### **iii. Movement: safe environments for pedestrians, motorists and residents: places need to both feel safe and be safe and secure**

The "distance between buildings" standard and tree planting schemes adopted by Prior and the creation of grass verges with no pavements has created very attractive streets and pleasant greenery which encourage walking.

On-street car parking is common on some roads which at peak times provides a further potential hazard. The likelihood of on-street parking is diminished in streets built in the later phases of house-building on the upper parts of the Estate as houses here generally have long and/or wide driveways in addition to garages.

The development of the Tranmere Park Estate pre-dates the introduction of "Secure by Design" criteria. Many householders have incorporated security features in home improvements without adversely affecting the overall character of their homes and the Estate in general. The City Council's new street lighting scheme will improve illumination levels generally on the Estate which may obviate the need to erect security gates and fences which appear out-of-context.

Positive management of the Council's grass verges and trees will help to create a safe and more secure place and the amenity value of the grass verges will be safeguarded for the community.

Neighbourhood Watch Schemes are operated on several parts of the Estate and help to deter the potential for crime.

### **iv. Space: spaces between buildings - create attractive streets and spaces which encourage walking**

The street scenes are visually attractive and in addition to retaining the grass verges and large gardens, residents believe that building alterations should not increase the density of development and thereby safeguard the character and quality of the neighbourhood. Residents consider that this integral character is reflected in individual design features such as original front door detailing, roof tiles and window styles, all of which should be replicated in any new development.

The front building line is also felt by residents to be an integral part of the street scene.

The spacious design standard (that is the minimum space between buildings and rear and side boundaries) is incompatible with the revised minimum space standards contained in *Neighbourhoods for Living*. Whilst proposed changes will be viewed individually, in many instances the minimum design standards of NfL will be exceeded in order to maintain the essentially spacious character of the Estate.

### **v. Sustainability: successful places which live**

#### **ensure efficient use of land, resources, energy and transport whilst minimising waste**

Tranmere Park is special and currently provides a range of house types and a variety of house sizes that residents wish to see retained.

The green spaces, predominantly in private rear gardens but also in public areas, is an integral part of the Estate's character and provides a valuable amenity for both residents and wildlife, and a distinctive streetscene setting for the individually designed houses.

Although the Estate lacks its own bus service, there are buses running along Bradford Road if somewhat infrequently. Guiseley Railway Station is within walking distance for some but is less accessible for older and younger residents. Car parking facilities for Guiseley Station have improved for Estate residents wanting to "park and ride", many car park users being from outside the district.

Despite overcrowding in peak periods, the train is an important link to the heart of the city of Leeds with its important financial and legal services. Those who work in these city companies and others employed throughout the Leeds/Bradford conurbation, who frequently look for the type of quality housing found on

the Tranmere Park Estate, require the further development of these commuter links.

The Estate has a small parade of local shops and other business services at Bradford Road but most residents are reliant on private car transport for their shopping and local service needs. With the exception of the tennis club there are no community facilities on the Estate although the primary school could serve as a community meeting point.

The Tranmere Park Estate is well connected to the centre of Guiseley by roads and footpaths and car ownership is above average.

Whilst remaining within the context of the Leeds built-up area, the estate represents a sustainable urban extension into the Yorkshire countryside. However, at the local level, it is a far from sustainable neighbourhood with a high dependency on the private motor vehicle to access weekly and daily shopping needs, schools and work places.

Residents do accept that some change is inevitable but the potential loss of character and local distinctiveness need to be carefully balanced against the increased density potentially available and the added pressures on roads, public transport, schools and Guiseley services.

Local character and distinctiveness are crucial factors in why and where people choose to live, but the aggregation of individual building extensions and adaptations to dwellings, gardens and driveways are putting at risk the character and distinctive spaciousness cherished by residents.

The Estate's Covenants seek to safeguard the amenity of the neighbourhood for the benefit of residents, visitors and future generations.



# Appendix 1: A History of Guiseley and Tranmere Park



The oldest dwelling on the Estate is Tran Mire House on Thorpe Lane.



A view of Hillway taken in 1950. The crossroads with Southway can be seen. © Copyright The Francis Firth Collection www.francisfirth.com



The same view of Hillway today.

The area now known as Guiseley was first mentioned in the great survey of 1086. Simon de Warde gave money and land to establish a church and many of the clergy between 1246 and 1345 came from that family. Guiseley (or sometimes Guisley) began to grow in size and numbers during the 19th century. Small industries were set up such as textiles, tanning and boot manufacturing. At the start of that century there was a population of fewer than 1,000. By 1831

it had grown to 1,604 and by 1851 2,571 were living there.

We know that a settlement at Hawksworth appears in the Archbishop of York's Lordship as early as 1086, and it was probable that Walter Hawksworth was living there at the time. There are many Walters in the history of Hawksworth. It is highly likely that "our triangle" belonged to the estates.

Prior to the 17th century the area was

very marshy and attracted cranes. The name "Tranmere" means "crane marsh". In the mid seventeenth hundreds the land was drained and a few dwellings were built.

The rail system and later (1909) the trams encouraged trade and manufacturing and the population of Guiseley increased to 4,925 by 1911.

In 1937 Guiseley, Hawksworth, Rawdon and Yeadon U.D.C. became Aireborough District Council. This local government structure lasted until 1974 when Aireborough was absorbed into Leeds City Council.

What of Tranmere Park, a triangular area flanked by Hawksworth Lane, Thorpe Lane and Bradford Road? It had a stream crossing land at the White Cross end called Tranmire Beck and where it crossed Thorpe Lane was Tranmire House. Little can be said of early days, what do you write about fields?... if only fields could talk!

We know that Hawksworth Hall has underground passages, secret rooms and a hiding place above a fireplace. Why go to such expense and lengths? Was the family in conflict with the religious views at the time and could "comings and goings" have gone on over our triangle or along Hawksworth Lane or Thorpe Lane?

A 1965 aerial view taken from the Thorpe Lane junction with Hawksworth Lane showing development at the upper parts of Westgate and Southway. By kind permission of Leeds Library and Information Services, www.leodis.net



One of the Walters died on 11th April 1620 and Richard, his son inherited. He threw in his lot with parliament at the start of the Civil War; his kinsmen took the other side. A detachment was sent to the Hall to take Richard prisoner. Did they tramp over what was to become Tranmere Park? There was much intermarrying between local manors over several hundred years, particularly the Fawkes family of Farnley.

The earliest mention we have been able to find about Tranmere Park comes from a record of 1819 which indicates that part of the land was transferred between Walter Fawkes, of Farnley Hall, his eldest son, Francis Hawksworth Fawkes, and several people including the Reverend Ayscough Fawkes, the Right Honourable Somerset Richard, the Earl of Carrick, Francis Hawksworth and others. It is not clear what land was involved, but it may have included part of the Manors of Hawksworth and Menston. A sum of £30,000 was quoted of which £15,000 was raised by a mortgage.

In 1865 there was an "Indenture of Settlement". It seems that the land involved was what we now know as Lower Tranmere. The land, of some 60 acres, is bounded by Thorpe Lane (from White Cross to Thorpe Farm), Otley Road (from White Cross) to what could be interpreted as now being Hillway and a line joining these two points. What is now Bradford Road is clearly shown as Otley Road on the map of 1865. Tran Mire House and Thorpe Farm are shown as is Tran Mire Beck. Field Head Farm is also shown, across Otley Road. There were many people involved in this Indenture including several Fawkes and others from as far away as South Cave, Worksop and Gloucester. Many other transactions took place including those in 1873, 1875, 1886, 1900, 1901, 1905, 1907, 1909 and 1912, all of which involved the Fawkes family.

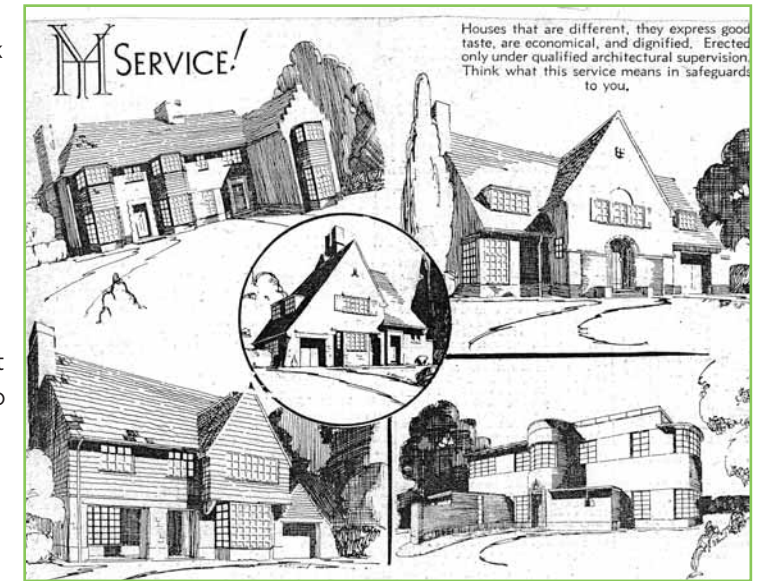
The map dated 1921 (see page 26) shows that the only buildings in the immediate vicinity of present-day Tranmere Park were the public House at White Cross, Thorpe Farm and Tran Mire House in Thorpe Lane, Field Head Farm and the Victoria Works in Bradford Road and Lane Side Farm and the Pavilion (later the Club House) in Hawksworth Lane.

Some land was sold by Frederick Hawksworth Fawkes, by auction, at the Bradford Mechanics Institute, to West Riding County Council (WRCC) on 28 July 1919. It was split into two lots, one of 94 acres and the other the same 60 acres as is mentioned above. The two parties were again to do a deal on 22 December of 1919 when another two lots changed hands for a total of £5,000. Lot 36 was an area of 9.6 acres of arable land which was situated at

the corner of Hawksworth Lane and Bradford Road. Lot 28 (7.9 acres of grass land) was further towards White Cross along Bradford Road to a point which could be interpreted as what is now Hillway. Lane Side Farm was also included in this deal. What is now Southway is shown on the documents, relating to this sale, as running between lot 36 and 28. The details of this transaction show that Field Head Farm existed across Bradford Road at the end of plot 28. The separate drawings, which relate to the transactions dated 1865 and that of 1919, indicate that these boundaries are correct. The West Riding County Council, therefore, became the owners of what was to become the Tranmere Park estate.

The map dated 1921 (see page 26) shows that no new house building on Tranmere had begun.

In the late 1920s individual plots were sold and J Prior became one of the contractors for new homes. By 1929 some houses are shown on a map of the estate, the earliest in Tranmere Drive. From whom and when the Prior family bought their first part of the



Tranmere land has not been established. In 1932 WRCC sold to Harry Handforth Tomlinson, a manufacturer, of The Bungalow, Tranmere Park, land which seems to be lots 28 and 36, bought by WRCC in 1919, but £2,250 was the price paid by Mr. Tomlinson. Advertisements published in the 1930s state that enquiries from prospective purchasers for a new house on Tranmere should be made to J. Prior and Son or to H. H. Tomlinson. Although described as a manufacturer, he featured in land deals and dealt with the sale of newly built Prior houses.

L. Taylor Appleyard FRIBA, was a young architect employed by Prior from about 1930, and who designed most of the houses on Tranmere. (There are about twenty houses on the estate which were not designed by Mr. Appleyard but built by Priors.) By 1933 Mr. Appleyard had designed several houses in the "Cubist" style. Four of these distinctive houses were built on Highway and Mr. Appleyard lived in one of them. These and one in Hawksworth Lane are today regarded with special interest by many people



interested in architecture. After the 1939-1945 war Mr. Appleyard continued to design the Prior houses, but as a consultant.

Maps, dated during the time Priors were building on the estate, provided by Leeds City Council, show a house building programme on various parts of the estate. The houses may have been built at that time, but some may only have had byelaw approval. This is supported by the way in which there are different annotations on those houses which are known to have been built later. This assumption is used in summarising the building progress on the dates given below. These maps are the only method of identifying the times when the houses were built that we have been able to find.

The 1934 map (see page 27) shows houses had been built in Thorpe Lane, from White Cross to Highway, along most of Bradford Road, on parts of New Way, Broadway, Moorway and Hillway and on Southway below the junction with Hillway. Fairway and The Oval are shown to be nearly completed. Hawksworth Lane has

houses as far as the junction with Hillway. Byeway, Highway, Southway and Hillway show those we assume have approval, but are not built.

On 31 December 1945 Tranmere Park Estates Ltd. paid £18,786.4s.0d. to WRCC for an area of land comprising some 12 or so fields totalling just less than 94 acres. The area was bounded by Bradford Road, Hawksworth Lane and Thorpe Lane. With the addition of this purchase to the transfers of land dated 1865 and July 1919 the whole of the Tranmere Park estate has been identified.

The restriction on house building during the 1939-1945 World War, and to an extent for some considerable time afterwards, is apparent on the 1956 map (see page 28). The only additional houses compared with pre war information was planning permission for 4 houses in Bradford Road adjacent to the shops, 4 more in Byeway, 6 in Moorway and 2 in Hawksworth Lane. Restrictions were eased in the 1950s and houses were built in virtually the whole length of Hawksworth Lane and in Westgate as far

as South Drive and in Southway as far as South Close.

The 1960s saw the ending of the building restrictions which had required Priors to build more semi-detached houses than they would otherwise have done. The completion of Westgate and Southway and the building of houses in the roads leading from them, together with houses at the top of Thorpe Lane and Hawksworth Lane, were the main projects (see 1973 map on page 29).

The 1970 decade started with further building in Thorpe Lane and the completion of Ridgeway and Dalesway and the roads leading off them. The last Prior house was completed in Dale Close in 1979.

The 1970 sales brochure states "Prior Houses refuse to be rushed by demand. We only construct around 20 houses each year, and thus can take, over each one, all the pains we wish."

In 1972 Tranmere Park Primary School was opened. The school lies at the heart of the Estate.

## Appendix 2: Wildlife Survey conducted by children living on Tranmere Park

*(A group of young people was asked to prepare a wildlife survey of the Estate. They based their findings on observations in rear gardens and of an area of woodland enclosed by a group of houses.)*

Since we moved to the Estate we have become keen bird watchers and have joined the RSPB. As a result we help out each year compiling a list of all birds that visit our garden. These birds include sparrows, sparrow hawks, blue tits, great tits, robins, jays, doves, wood pigeons, crows, jackdaws and thrushes.

We have placed tit nesting boxes on two trees in the small woodland area at the bottom of our garden and we have had families nesting there every year. We also have a robin's nest in a fir tree in the garden. The smaller birds love the fat-balls we leave hung in the trees for them. We had to leave them where the squirrels couldn't reach as we found that they were knocking them off the bird table and rolling them into the bushes!

We regularly see hedgehogs, squirrels and frogs. We feed the squirrels and love watching them playing in the trees. We have also seen foxes and fieldmice.

### Wildlife seen in Tranmere Park

| Common        | From time to time         | Less frequently                                    |
|---------------|---------------------------|--|
| Black bird    | Chaffinch                 | Jay  |
| Blue tit      | Geese fly over            | Curlew   |
| Coal tit      | Greenfinch                | Kestrel (killed a thrush and flew into the window) |
| Collared dove | Gulls in winter           |  |
| Crow          | Lesser spotted woodpecker |  |
| Dunnock       | Owls heard at night       |  |
| Great tit     | Starlings in winter       |  |
| Jackdaw       | Thrush                    |  |
| Maggie        | Wren                      |  |
| Robin         |                           |  |
| Sparrow       |                           |  |
| Wood pigeon   |                           |  |
| Field mouse   |                           |  |
| Fox           |                           |  |
| Frogs         |                           |  |
| Hedgehog      |                           |  |
| Rabbit        |                           |  |
| Squirrel      |                           |  |
| Toad          |                           |  |



## Your Household

To be sure we have a broad representation of views please answer the following questions:

Please enter the number of people in your house in the age bands:

0-10 ..... 11-19 ..... 20-39 ..... 40-59 ..... 60-74 ..... over 75 years .....

For how long have you lived on Tranmere? .....

What attracted you to the Estate? (tick all which apply)

- 1. Size of house
- 2. Character of house
- 3. Size of garden
- 4. Opportunity to extend
- 5. Handy for work
- 6. Premium location
- 7. Sense of space
- 8. Peace and quiet
- 9. Schools
- 10. Handy for cities
- 11. Good public transport
- 12. Countryside nearby
- 13. Walking distance to shops
- 14. Countryside feel

Select from your responses to the question above, the THREE which you feel are most important to you: Nos: ..... Nos: .....

Are you familiar with the Covenants affecting your property? Yes  No

Comments .....

## Appendix 3(a) The Residents' Questionnaire

### Introduction

Your views about Tranmere Park Estate are important. The Design Group was formed following a public meeting called by local Councillors in February 2006. A brochure entitled "What makes Tranmere Special" was circulated to every house on the Estate and in June an Issues Evening was held at Tranmere Primary School. The many residents who attended provided strong feedback.

It is intended that the Neighbourhood Design Statement we produce will serve as a 'Material Consideration' and assist planners in maintaining the character and special ambience of Tranmere Park Estate.

As residents we are all stewards of this special area. Whatever your opinion, please spare some time to complete and return this questionnaire and thereby help shape the NDS.

### Your voice needs to be heard!

Your completed Questionnaire can be returned to any Group member by 31 January 2007:



## Character and Environment

This section is about our immediate surroundings and whether or not we wish to preserve certain aspects.

Please show how strongly you agree or disagree with each statement:

|  | Agree strongly           | Agree                    | Neither agree nor disagree | Disagree                 | Disagree strongly        |
|--|--------------------------|--------------------------|----------------------------|--------------------------|--------------------------|
| Style and character of houses should be retained   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Keep the space between houses  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Most trees are worth preserving  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Grass verges should be retained  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Boundaries between houses should be 'green', ie hedges, wooden fencing                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Walls, railings and gates in front of houses are out of keeping with the traditional open plan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Roadways should have pavements   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Greenspace and nearby country footpaths are valuable   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Covenants help maintain the character of the Estate  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |

Comments .....

.....

.....

.....

## Roads, Footpaths and Safety

These questions are about roads and footpaths on and around the Estate and your feelings of safety and security.

|   | Agree strongly           | Agree                    | Neither agree nor disagree | Disagree                 | Disagree strongly        |
|---|--------------------------|--------------------------|----------------------------|--------------------------|--------------------------|
| Residential roads are in good repair                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Street lighting is good                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Speed limit should be 20mph                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic calming measures should be introduced           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Snickets need new lighting                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Snickets need re-surfacing                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Street name - signs should be improved                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| A Hoppa bus to the station or Guiseley would be welcome | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Public transport is inadequate                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |

Comments .....

.....

.....

## Houses and Design

The first houses were built in the 1920s and 1930s with more in the 1960s and 1970s. What features are worth preserving?

|   | Agree strongly           | Agree                    | Neither agree nor disagree | Disagree                 | Disagree strongly        |
|---|--------------------------|--------------------------|----------------------------|--------------------------|--------------------------|
| We need to retain a variety of type and size of homes                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Existing low density fosters a greener environment                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Alterations to buildings should match original design                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Original details such as front doors, roof tiles, window styles are important to keep | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| New houses should match the old in style and materials                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| New houses in gardens should be allowed   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Demolition to build more houses should be avoided                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Sub-division of properties to create multiple dwellings should be allowed             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |

Comments .....

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.....

.....

## Future Development

What do you think should be allowed to happen on the Estate now and in the future?

|   | Agree strongly           | Agree                    | Neither agree nor disagree | Disagree                 | Disagree strongly        |
|---|--------------------------|--------------------------|----------------------------|--------------------------|--------------------------|
| Front building line should be maintained                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| New houses and extensions should be no higher than 2 storeys            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| The size of extensions should not be greater than the original house    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Space between building and side boundary should be at least 2.5 metres  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Space between building and rear boundary should be at least 10.5 metres | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |
| Velux style windows should be restricted to side and rear of properties | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |

Comments .....

.....

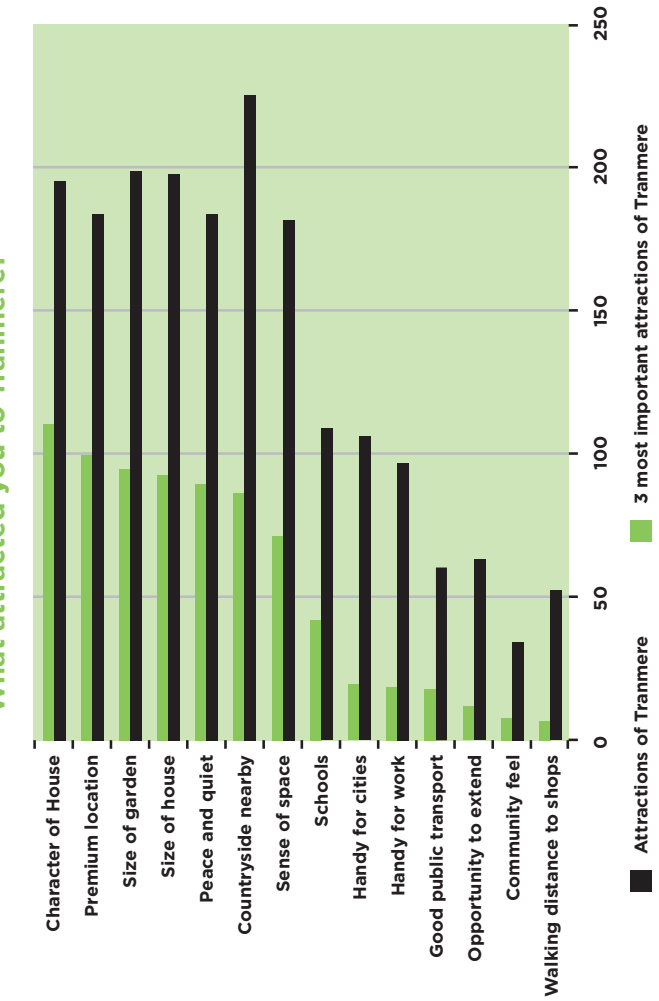
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## Roads, Footpaths and Safety

Whilst 72% agreed that the speed limit on the Estate should be 20mph, 71% disagreed that traffic calming measures should be introduced.



are important to keep. 90% agreed that new houses should match the old in style and materials.

64% of respondents disagreed strongly that new houses in gardens should be allowed and a further 21% disagreed.

76% agreed strongly that demolition to build more houses should be avoided and a further 14% agreed.

83% of respondents disagreed that sub-division of properties to create multiple dwellings should be allowed.

## Future Development

91% of respondents agreed that the front building line should be maintained.

74% agreed strongly that new houses and extensions should be no higher than 2 storeys and a further 22% agreed.

89% of respondents felt the size of extensions should not be greater than the original house.

82% of respondents agreed that space between building and side boundary should be at least 2.5 metres.

88% agreed that space between building and rear boundary should be at least 10.5 metres.

66% of respondents agreed that Velux style windows should be restricted to side and rear of properties.

67% agreed that snickets need new lighting and 43% agreed that snickets need re-surfacing.

65% of respondents agreed that a Hoppa bus to the station or to Guiseley would be welcome.

46% disagreed that residential roads are in good repair but 60% agreed that street lighting is good.

44% agreed that street name signs should be improved. 42% neither agreed nor disagreed.

48% agreed that public transport is inadequate. 40% of respondents neither agreed nor disagreed that public transport is inadequate.

## Houses and Design

93% of respondents agreed that we need to retain a variety of type and size of home on the Estate.

95% agreed that the existing low density fosters a greener environment.

96% of respondents agreed that alterations to buildings should match the original design of the property.

80% agreed that original details such as front doors, roof tiles and window styles

Covenants help maintain the character of the Estate.

Whilst 58% of respondents agreed that walls, railings and gates are out of keeping with the traditional open plan, 14% disagreed. 28% neither agreed nor disagreed.

23% of respondents agreed that roadways should have pavements but 52% disagreed. 25% of respondents neither agreed nor disagreed.

## Character and Environment

Over 74% of respondents agreed strongly that the style and character of houses should be retained, that space between houses should be kept, and that greenspace and nearby country footpaths are valuable.

Over 75% of respondents agreed that most trees are worth preserving, grass verges should be retained, boundaries between houses should be 'green' and

# Appendix 4: The Enforcement of Restrictive Covenants

When an area of land is sold for the purposes of development and the developer divides the land into plots and places the same Restrictive Covenants on each plot then it can be argued that a "local law" has been created. The development of the Tranmere Park Estate followed this pattern: the Covenants were applied to each plot in turn and attached to the title deeds.

Whilst Planning Authorities are not obliged to take Restrictive Covenants into consideration in dealing with applications, in recent court cases individual householders have succeeded in having Restrictive Covenants countermand a previously successful planning application which breached those Covenants. The case of **Turner v Pryce**, High Court, 9 January 2008 is one such example. (See [www.bailii.org/ew/cases/EWHC/Ch/2008/B1.html](http://www.bailii.org/ew/cases/EWHC/Ch/2008/B1.html)).

It is sometimes believed that Covenants become more difficult to enforce if they have been repeatedly breached without objection, as has happened on Tranmere Park. However, in the case of **Turner v Pryce** the High Court Judge Stephen Smith ruled that such breaches did not invalidate or make futile the Covenants on the estate on which he had been asked to rule.

Judge Stephen Smith described Covenants "as a continuing description of what may be contained on the land [so developed]." It is often the case that purchasers have little time to read the Covenants before they are taken, along with the Deeds of their property, for secure keeping by the building society or bank which holds the mortgage. However, as far as protecting the character of Tranmere Park Estate is concerned, it is worthwhile referring to the Covenants as they give a clear indication of the "philosophy" behind the Estate and the environment that the developer sought to create **and preserve**.

Here are some examples from Covenants attached in common to properties on Tranmere Park:

*'The Purchaser and his successors hereby Covenants with the Vendor and his successors that he the Purchaser and his successors will make form and complete... a grass verge eight feet wide'*

*'The Purchaser hereby covenants that... at his own expense will fence off the said plot of land with such and sufficient fences of such pattern and dimensions as are shewn on a plan already prepared by the Vendor's Surveyor as a specimen plan for all fences on his said estate... and also... will at his own expense plant trees along the centre line of the grass verge hereinbefore referred to either oak, sycamore, horse-chestnut or copper beech at even intervals of five yards such trees to be uniform with and in continuation of the trees already planted by the Vendor on the grass verge of other part of his Tranmere Estate'*

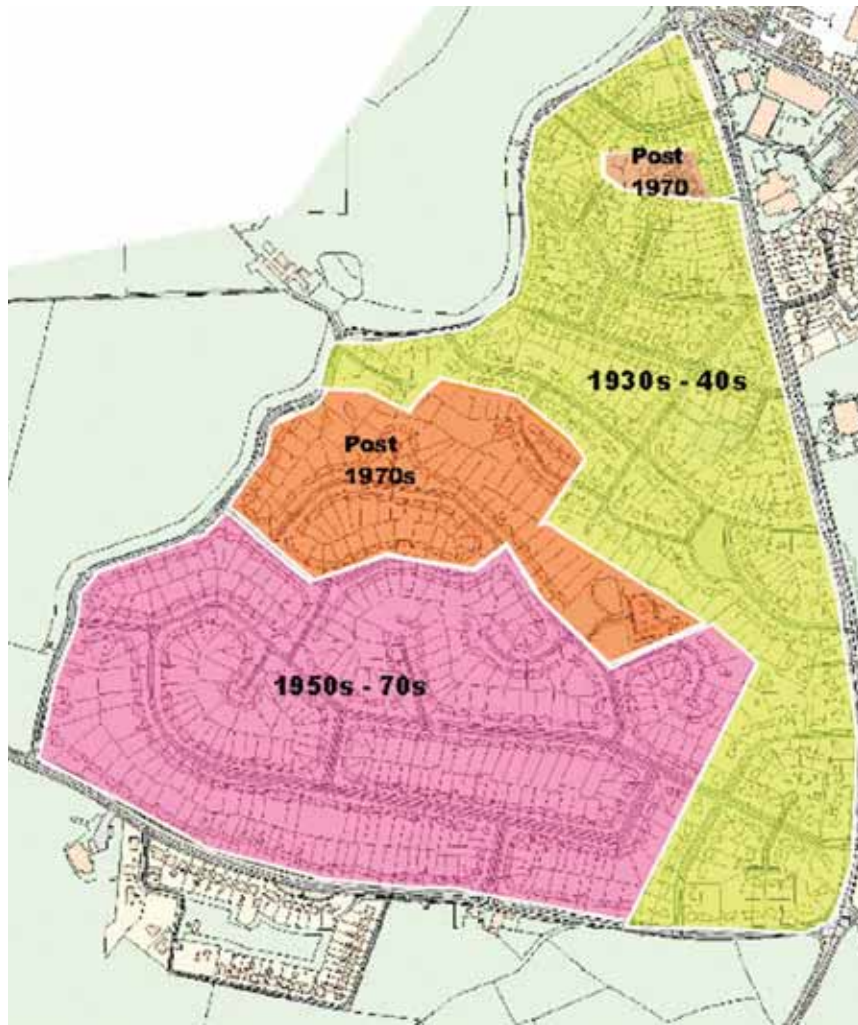
*'No dwelling house or other buildings shall be erected upon the said plot of land otherwise than in accordance with the plans and elevations and of materials previously approved of by the Vendor's Surveyor and no building shall be commenced upon the said plot of land until such approval for every such Certificate the Purchaser or her successors in title shall pay to the Vendor's Surveyor the sum of Ten shillings and sixpence.'*

*'...frontage or building line being at a distance of twenty feet from the Street boundary as shewn on the said plan or forty feet from the middle of the said Street.'*

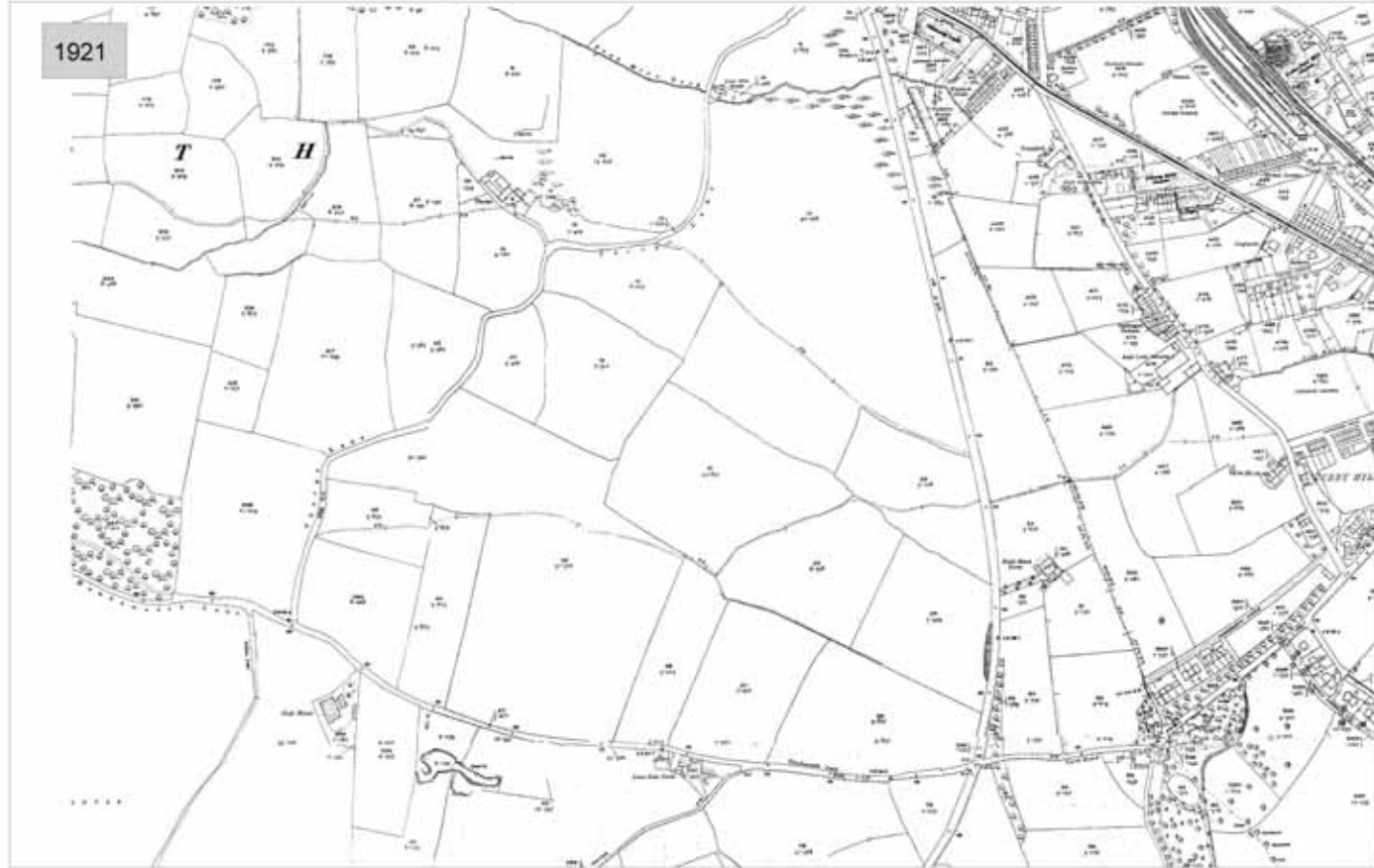
*'No buildings of any description except steps and (to the distance of three feet) bay windows shall be erected in the area between the frontage or building line shewn on the said plan and the nearest edge of the footway but such area shall for ever hereafter be maintained as a garden.'*

*'A space of not less than twelve feet shall be left vacant and unbuilt upon between the gable of any such dwellinghouse (or other building) and the side boundary fence thereof so that not less than twenty four feet shall be left vacant and unbuilt upon between the dwelling house (or building) on the said plot and the dwellinghouse (or other building) on the adjoining plot.'*





This map clearly shows the growth of the Tranmere Park Estate through over seven decades. The original character and ambience have largely survived.

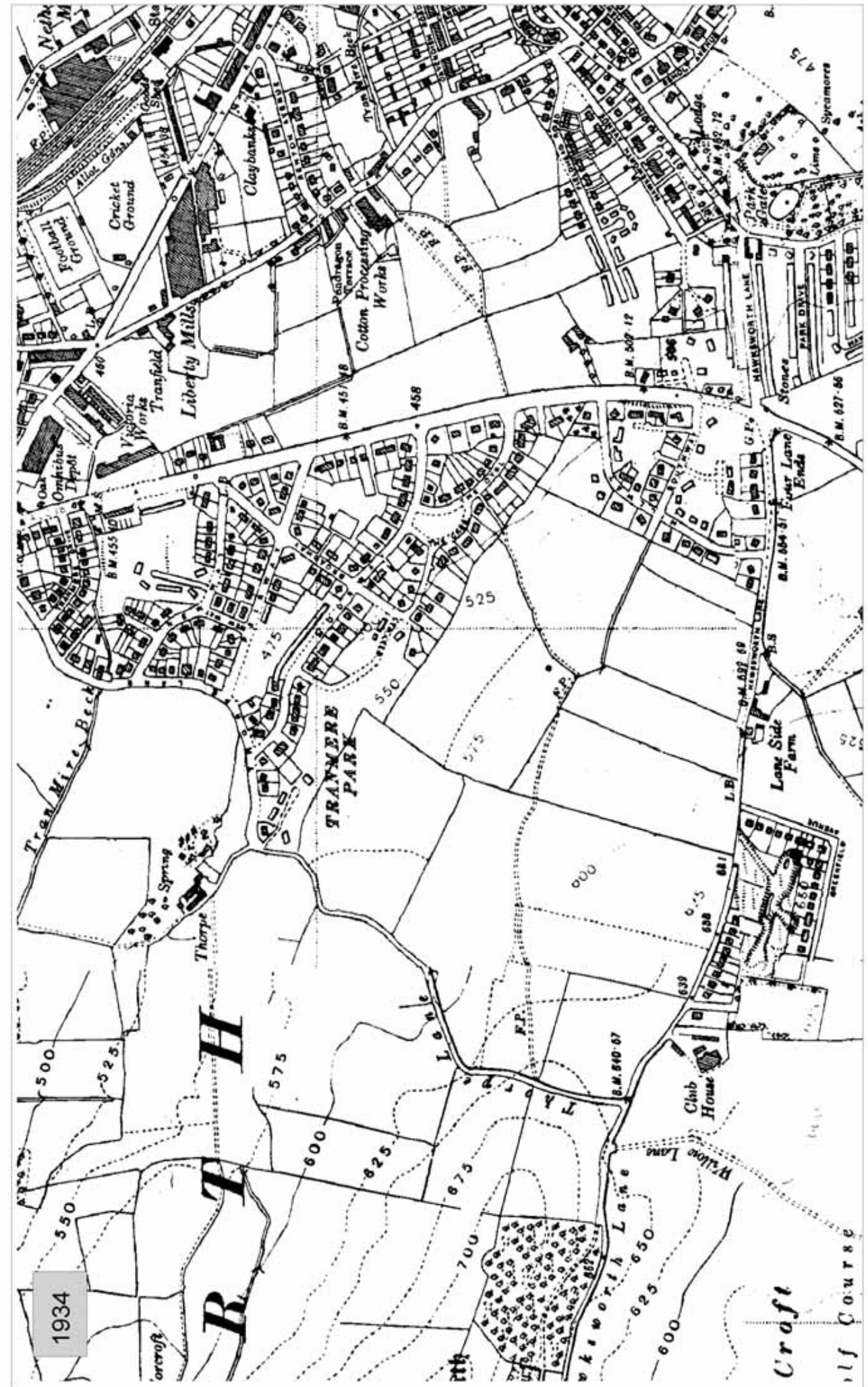


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Scale : 1/5000



This map was produced before building began. Tran Mire House, Thorpe Farm and the Golf Club House are shown. Tran Mire Beck runs into marshy ground adjacent to Bradford Road. Two footpaths crossing the fields later defined the routes of Moorway and Southway.



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Scale : 1/5000



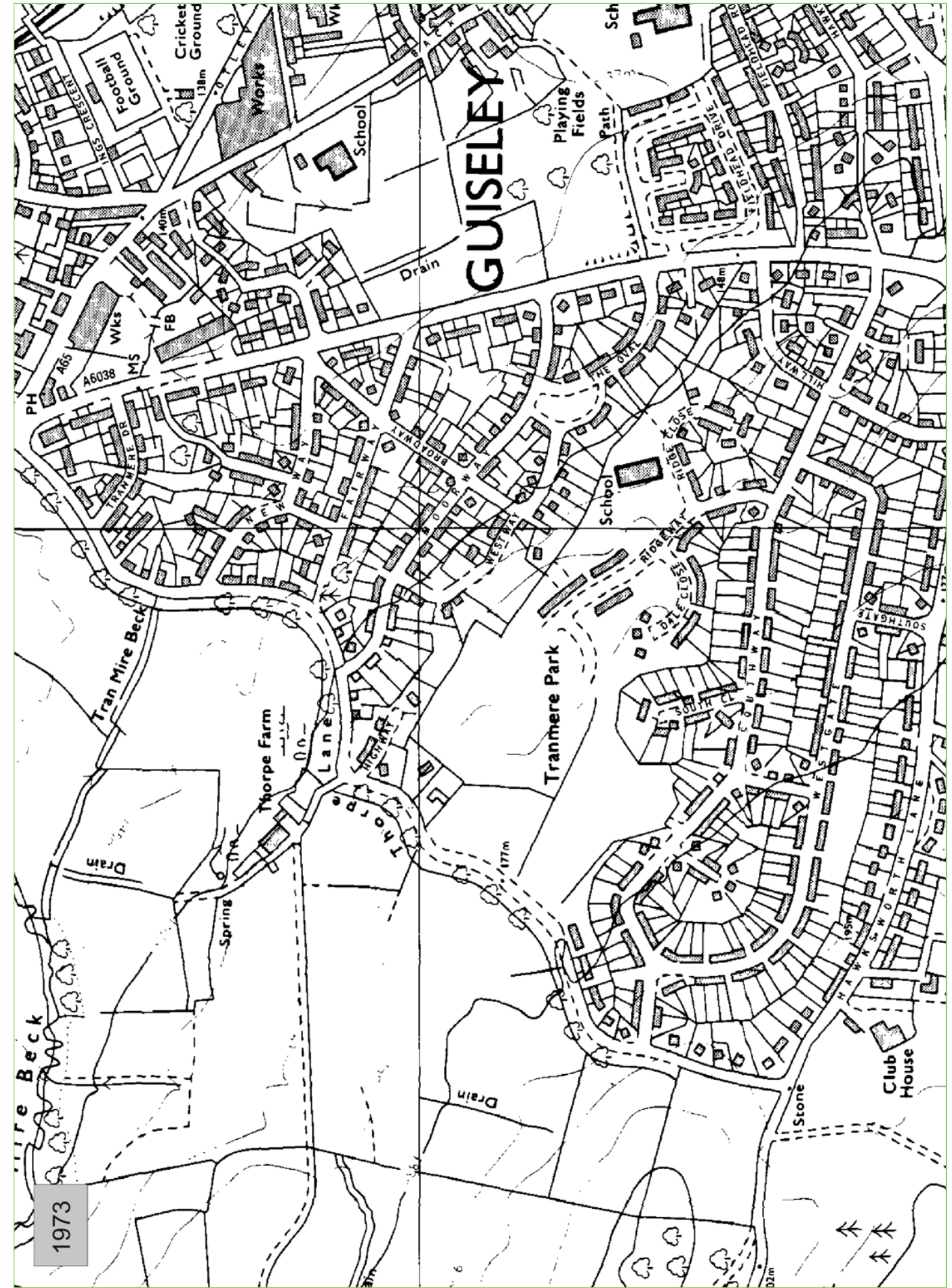
By 1934 house building across the width of the Estate extended from White Cross to the Oval. Hillway and the beginnings of Southway and Hawksworth Lane are also shown. Some plots are delineated although the houses have not yet been built.





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