



Bramhope is a place of special architectural and historic interest.

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



# Bramhope

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions—30 May 2011.

## Summary of Special Interest

Bramhope is a historic settlement with evidence of occupation from the Neolithic period to the present day. Whilst the village is steeped in history, its modern day appearance is reliant on a few very significant characteristics;

- The historic core is focused around The Cross and was once the centre of the nucleated historic village. The historic architecture and road layout are very significant to the important character and appearance of the conservation area. It still retains a village centre feel, even though it is located on the western extremity of the area.
- Located on the ridge of the south side of the Wharfe Valley, the landscape settings provides breathtaking views to the north.
- Bramhope flourished in the 1930s-1950s. This boom in growth led to the development of very high quality housing. These developments now dominate the character of much of the village, and provide a tranquil suburban setting that complements both the historic core, and the landscape setting of the area.

Whilst these factors are key elements in the special character and appearance of Bramhope other factors such as green space, mature trees and ecclesiastical buildings all play a part which

establishes Bramhope as a village of special architectural and historic interest, the character and appearance of which deserves the protection which conservation area status brings.

## Summary of Issues

Bramhope Conservation Area is of both architectural and historic interest which is worthy of conservation area status. The area has lost a few key elements of its past and has been affected by developments which may not be in keeping with historic character. There is therefore a need for guidance to preserve and enhance the area. The protection of the special character of the conservation area depends on positive conservation management provided in this document. The following key issues have been identified;

- Risk of inappropriate infill development.
- Inappropriate materials used on new build properties within the conservation area, and affecting the setting of it.
- Poor choice of materials during the replacement of historic features.
- Inappropriate development affecting important views both towards, away from and within the conservation area.



Aerial view of the Bramhope Conservation Area.



Views looking north from Hall Drive highlight the important landscape setting of Bramhope.



The Medieval settlement of Bramhope was focused around the crossroads that now contains The Cross.

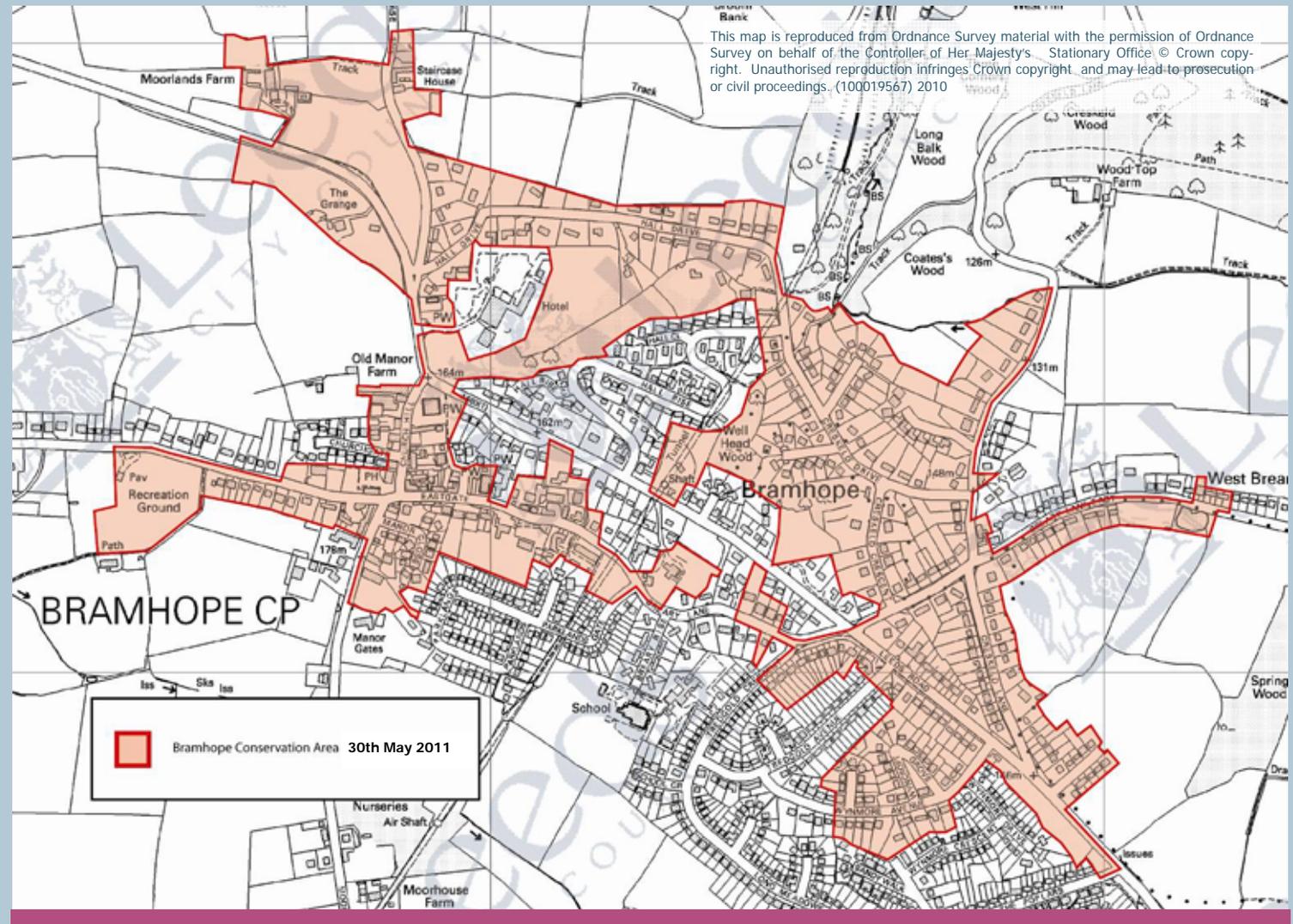
## Extent of the conservation area

This conservation area study for Bramhope closely follows the framework for an appraisal in the English Heritage document 'Guidance on Conservation Area Appraisals' published in 2006.

The survey work was carried out between April 2010 and February 2011.

Current guidance states that conservation area boundaries must be clearly based on analysis of the architectural and historic character of the area. For this reason any boundary must reflect the character defined in this appraisal. It would not be acceptable to a part of an area of a specific character and not another. Inclusion of a character area within the conservation area must depend on an analysis of its historic importance and significance.

Conservation areas are not intended to prevent development altogether. They ensure that development is monitored and controlled to ensure that proposals within or adjacent to the conservation area are sympathetic to the character and appearance of their surroundings. They also ensure that development does not cause the destruction of key features that are essential to fully appreciate its special character and historical context.



Map showing the proposed Bramhope Conservation Area

The Bramhope Conservation Area went live from 30th May 2011

The conservation area will cover five main areas of character;

- The historic core, focused around the junction of Eastgate and Church Hill.
- The Creskelds area of inter-war development.
- Hall Drive with its piecemeal development and landscape setting.
- Inter-war developments at Wynmore Avenue and Tredgold Avenue.

# Assessing the Special Interest

## Location and Setting

Bramhope is a historic village located approximately 11.25 kilometres (7 miles) to the north north-west of Leeds city centre and is accessed most readily via the A660. The village sits partially in the Bramhope and Arthington Parish boundaries, and also straddles a main route from Skipton/Ilkley/Otley to Leeds city centre on high slopes of the southern side of the Wharfe Valley.

The surrounding landscape is formed of gently rolling, predominantly arable farmland, with large fields bordered by low gapped hedges with occasional hedgerow trees.

## General character and plan form

Bramhope has two distinct characters. At the cross-roads of Eastgate and Church Hill is the historic centre of the once nucleated settlement. The second came following the construction of the Leeds to Otley turnpike road in the mid 19th century. From this time Bramhope developed into a suburban settlement, particularly from the 1930s onwards. Many of the resultant suburban developments moved away from the once nucleated historic settlement, leaving it on the western extremity of the village. This layout means that the historic centre often gets overlooked.

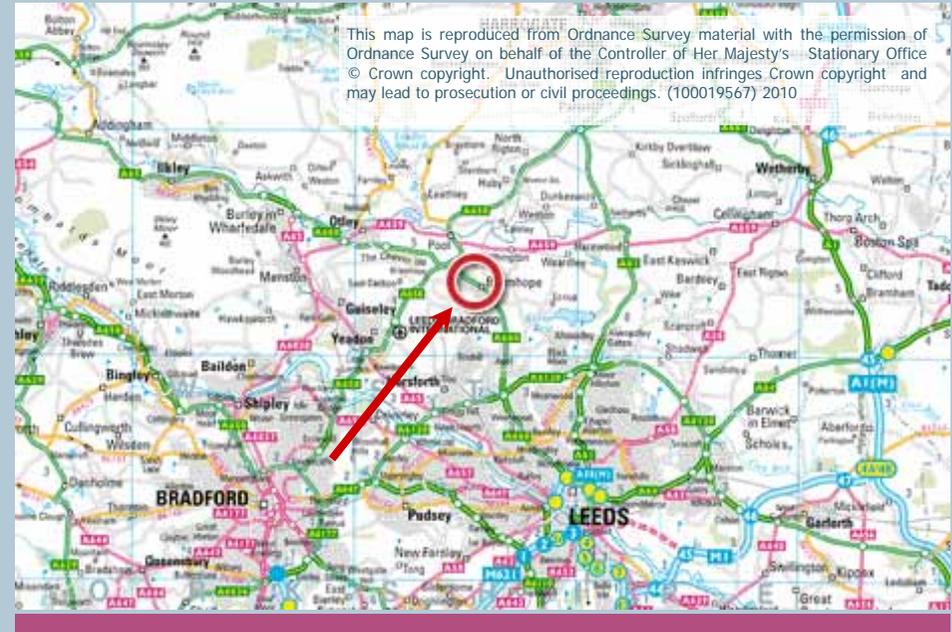
At present the village is mostly residential with a few remaining businesses and amenities. The landscape setting means that the village retains a rural character.

## Geology, topography and landscape setting

The conservation area is situated almost entirely on rough rock formation Sandstone. The sandstone in this general area is significant to the development of the area as it provided a source of readily available materials for construction of local housing. It is this locally produced stone that helps to establish its sense of identity.

The settlement is set on the high ground on the south side of the Wharfe Valley. The highest point in the conservation area is located around the historic centre and is approximately 178 metres above sea level with the lowest point 126 metres above sea level.

There is variation in the surrounding landscape including; wooded areas, open agricultural land and built-up areas. Despite being a very suburban area, the village is still a separate identity from its surroundings, due significantly to its landscape setting. The character is further established with its location over the Wharfe Valley to the north, and the surrounding agricultural land.



Bramhope in its wider context



The solid geology of the Bramhope Conservation Area.

# Origins and Evolution

## Prehistoric Bramhope

The earliest evidence for human activity in the area is a stone axe, found during the digging of a garden trench on the slope below the Post House Hotel (now Airport Hotel). The axe is thought to date to the Neolithic period (3,500 BC – 2,000 BC), and to originate from the glacial drift of East Yorkshire. To the east of the conservation area three barbed and tanged flint arrowheads were found in the mid 1960s, and are thought to date to the Bronze Age (2,000 BC – 800 BC).

Although there is no known evidence for Roman settlement activity with the conservation area itself, there are suggestions of Roman occupation nearby. 'Camp House' (located approximately 1km south of the conservation area, off Moor Road) is a recorded series of earthworks, reputedly from a Roman camp comprising of a large square camp with a double agger, and the Roman road from Adel to Ilkley also passes relatively nearby to Bramhope.

## Medieval development

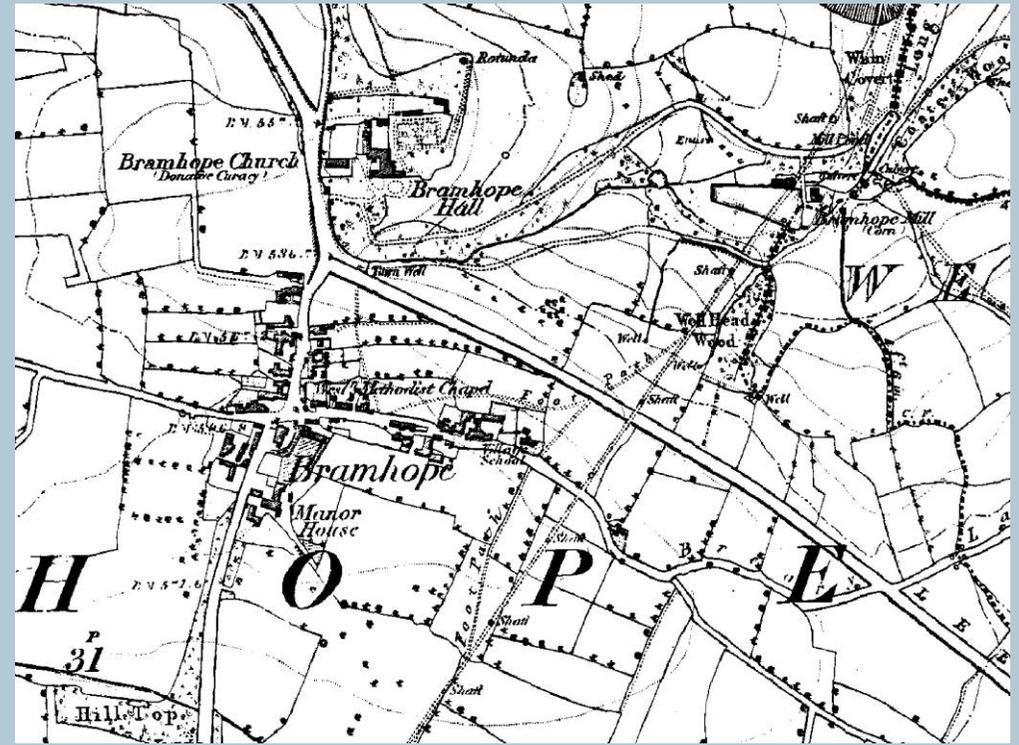
The first documentary reference to Bramhope as a settlement is as 'Bramhop' in the Domesday Book of 1086, when it was owned by the English thane Ulchill. The place name has been

interpreted as meaning 'valley growing with broom'.

Although no medieval buildings survive today within the conservation area, from an examination of Jeffery's map of Yorkshire (1775 edition) and the 1<sup>st</sup> Edition OS map of 1848 (6" to 1 mile series), it is likely that settlement in medieval Bramhope centred around the crossroads of Church Hill and Eastgate. These routes were known to have been bridleways in the medieval period and the sunken nature of parts of them suggest that they are ancient landscape features.

In the 12<sup>th</sup> and 13<sup>th</sup> centuries the monasteries owned much of the land around Bramhope, running it as manorial farms and fully exploiting the natural resources such as woodland and pasture. In 1274 it is recorded that the monks from Kirkstall Abbey leased land and a water mill to St Leonard's Hospital for 40s per annum; later map evidence (Thorpe 1822) suggests that the former Bramhope Mill (now converted to residential) located just off Hall Drive, to the south-west of Coates's Wood and Long Balk Wood was the site of the monastic water mill, though it was later developed into the building we see today.

Bramhope Hall (demolished in the 1960s) is thought to have occupied the site of an earlier medieval hall, and is located underneath what is now the Britannia Hotel, off Leeds Road. The Hall is thought to have incorporated building phases from at least the 16<sup>th</sup>



The first edition Ordnance Survey map of 1848 highlights how concentrated the settlement in Bramhope was around the junction of Church Hill, Eastgate, Old Lane and Moor Road.

century, and is known to have been owned by the Dyneley family from 1546 until 1767. Today only the Grade I Listed Puritan Chapel survives of the Dyneley's post-medieval estate. It is a small single-storey building of five bays, and is one of the few churches to be built in England during the Commonwealth period (1649– 1660). After the Restoration of 1660 the chapel was claimed by the Church of England, but was never consecrated, despite providing church services to the parish



Many buildings on Eastgate could have Medieval buildings elements incorporated into them

of Bramhope until 1881-2, when the larger building of St Giles was built at the bottom of Church Hill.

### Post Medieval development of Bramhope

Most of the standing buildings centred around the crossroads near Church Hill date to the 17<sup>th</sup> and 18<sup>th</sup> centuries, and reflect the largely rural and agricultural past of Bramhope village. They are typical Yorkshire millstone grit buildings, with little ornamentation, and have stone or slate roofs. Many of the buildings are Grade II Listed former farmhouses (such as 'Old Manor Farm' (1691), Bramhope Manor (originally constructed in the 16<sup>th</sup> century but rebuilt in 1803), 1 Church Hill (late-17<sup>th</sup> century) and 'The Hollies' (mid-18<sup>th</sup> century)), however there are also indications of local industrial production at 'The Smithy' (dated 1687) and 'Weavers Cottage' (1709).

Despite the construction of two major transport links through and in the vicinity of Bramhope in the 19<sup>th</sup> century (the railway and the Leeds to Otley turnpike road) there is surprisingly little Victorian development within the conservation area (with the notable exceptions of the late 19<sup>th</sup>-century structures of St Giles Church, the Methodist Chapel on Eastgate, the village school, the Robert Craven Memorial Hall and various high status domestic such as Dyneley Hall and Holland Mount). This is probably the result of that rather than running

through Bramhope, the railway passed underneath, via a tunnel which was constructed between 1845 and 1849. The tunnel is evidenced by its ornate northern entrance, located approximately 150m north-east of the conservation area, near Hall Drive. It is a Grade II listed structure, built of rock-faced sandstone and features a horseshoe archway flanked by towers and turrets in the Gothic style. The tunnel is 2¼ miles long and runs south-west through the conservation area. Twenty-three workers died in its construction; they are commemorated in the churchyard at nearby Otley in a monumental replica of the north portal. Even though the tunnel passes underneath, evidence of it can still be seen on the surface in the conservation area, most notably the airshaft on Leeds Road, and the spoil tip which is The Knoll play area off Breary Lane. The most significant remnant though is located outside the conservation area,



The listed sitting tower (outside the conservation area) is a key reminder to 19<sup>th</sup> century construction of the Bramhope railway tunnel



The Grade I listed Puritan Chapel is not only of immense architectural and historic importance, it is also a key element in the development of Bramhope, the Dyneley estate and Bramhope Hall (now demolished).



Much of the architecture in the historic core dates from the 17<sup>th</sup> and 18<sup>th</sup> century, such as The Smithy (dated 1687).



The Robert Craven Memorial Hall is one of the few buildings dating from the 19<sup>th</sup> century in Bramhope

and is the listed sighting tower near the junction of Moor Road and Moorland Road. The railway was important for commuting, but residents of Bramhope had to walk the one mile to Arthington Station. The competition of the railway at Arthington meant that turnpike tolls were eventually abandoned. The road though became dominant in the late 20th century with the development of the motor car.

### 20th century Bramhope

The 20<sup>th</sup> century saw a considerable amount of new housing developments in Bramhope that changed the character of the settlement completely. At first, in the 1920s, this mainly consisted of houses spreading south-east from the historic core following the Leeds-Otley Road. This inter-war architecture has since developed into a dominant characteristic of Bramhope. The high quality construction of this area began in the 1920s with the Crowther brothers developing individual houses on Hall Drive, Leeds Road, Breary Lane and Creskeld Lane. The architecture-led individual plot design houses were the first residential developments in the area, and resulted in the focus of the village being moved away from the village centre. Mid 20th century housing was constructed by Wimpey Home including at Parklands and Long Meadows. With easy access to the Leeds and Otley, residential developments thrived in Bramhope with the continued construction of the houses forming a settlement many



The introduction of the Leeds-Otley turnpike Road meant that Bramhope was a prime location for suburban development serving both towns. This is confirmed by the high retention of historic milestones.

times greater than the village at the start of the 20th century.

These developments began to change Bramhope into the almost entirely domestic village it is today. This residential aspect of Bramhope is exemplified by the conversion of historic farm complexes in the same area, such as Staircase House and Moorlands Farm.

Bramhope continued its residential development until the present day with infill development along Leeds Road which linked the Creskelds area to the village centre.



By the 1956 Ordnance Survey map Bramhope was well on the way to developing into the suburban settlement we see today.



High quality 20th century housing has become a key characteristic of Bramhope.



Similar to the majority of the country, throughout the 20th suburban housing increased in Bramhope, while local services declined, as can be seen in this former shopfront on Church Hill.

# Character Analysis

## Spatial Analysis

### *Settlement form*

Bramhope first developed as a nucleated settlement focused around the junction of Church Hill and Eastgate. Following 20th century suburban developments to the east the settlement form is now dispersed, though the village “centre” remains in this historic location.

### *Character of Spaces*

The spatial character of the conservation area has two distinct character types. The central area based around the historic core has a very enclosed feel. The streets are often defined by strong build lines, whether they be front boundary walls, or back-of-pavement properties. The second type of space, which contrasts with the enclosed feel is the open feel provided by the 20th century developments. Wide streets, grass verges and large front gardens create open areas and space which complement the open nature of the surrounding countryside. This character of the space further emphasises the difference between the historic core, and the planned suburban developments which followed.

### *Key views*

Due to the village being located on the high ground between southern slope of

the Wharfe Valley the conservation area has many long distance views which are important to its setting and character, and are identified on the map overleaf. The most significant are those looking north from Hall Drive.

Within the conservation area there is a variation of views and subjects, including the heavily wooded areas, and the heavily developed areas. The streets provide defined lines of vision due to the strong build lines, with many of these views terminated due to curves in the roads and changes in ground levels. Large front gardens and glimpses to the rear gardens enhance the green and rural nature of much of the conservation area.

### *Activity and layout*

There is a strong mixture of vehicular and pedestrian activity throughout the conservation area. Bisected by the A660, the conservation area provides through access for many motorists, and the many residential properties ensure that pedestrian activity also occurs regularly. The focus of the pedestrian activity is in the historic core due to the public services and commercial premises located there.

The area had a gradual development, and so the village has a variation of layout. Pockets of planned development are regularly spaced out and result in areas of formal development, but the more random historic developments result in a less formal layout of buildings.



The steep sloping landscape setting provides long distance views north towards the northern side of the Wharfe Valley. This landscape setting has a very positive impact on the layout and character of Bramhope.



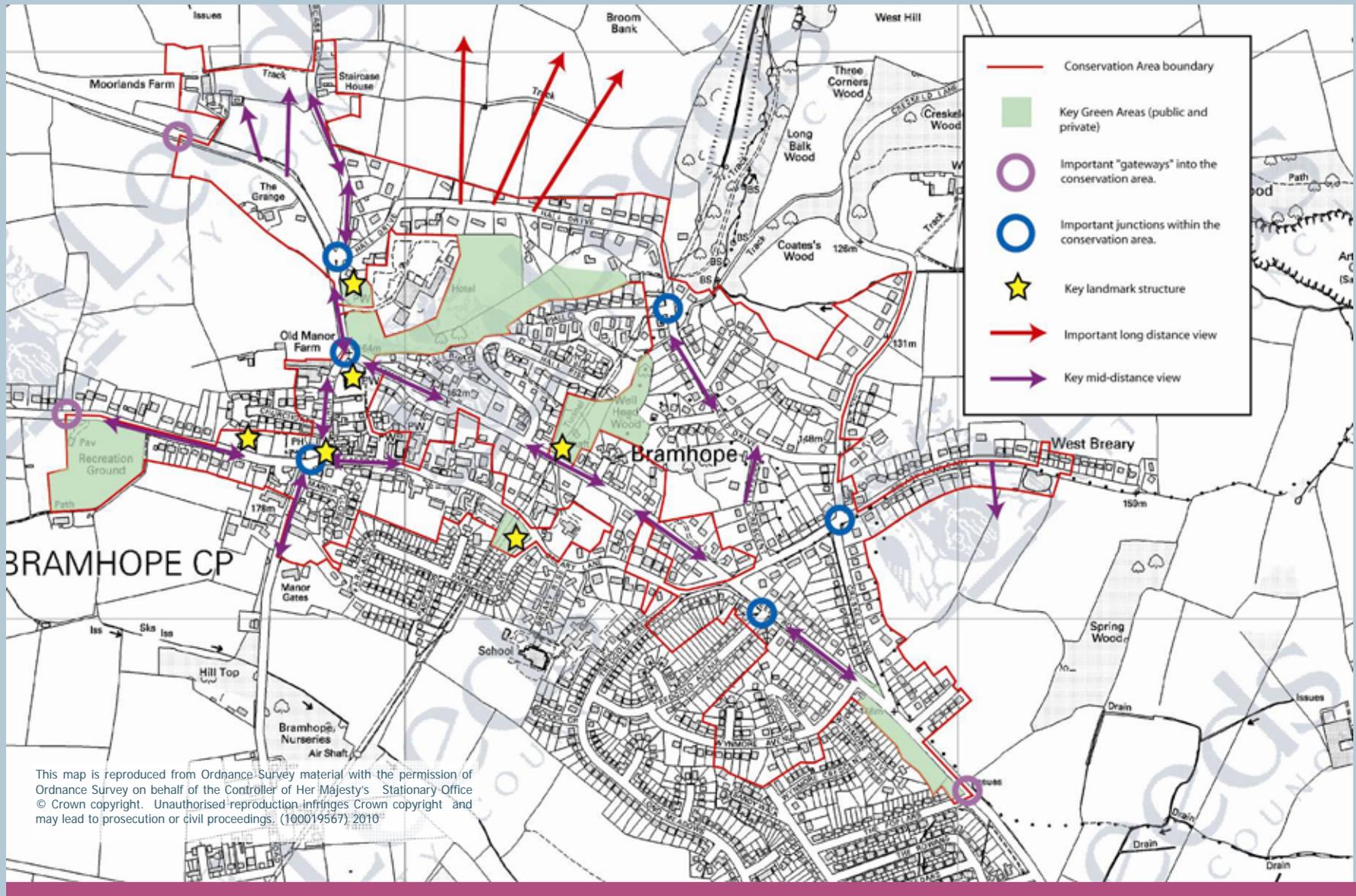
The village centre provides a very enclosed feel due to the back of pavement edge location of many historic buildings



The wide open roads and mature front gardens in the 20th century developments complement the rural setting of Bramhope.

# Character Analysis

## Spatial Analysis Map



# Character Analysis

## Built Environment

The conservation area has a cross-section of buildings the majority of which date from the early 18th to mid 20th centuries. The pre-20th century development of the area is represented by the historic buildings around the village cross, and dispersed historic farm buildings, such as Staircase House. Other areas of the village developed throughout the 20th century, the most significant of these developments taking place to the east of the historic core, flanking either side of the Leeds-Otley turnpike road (A660).

### Architectural characteristics

There are various architectural characteristics which make a positive impact on the appearance of the area.

The historic buildings are of varying types and varying status. Detached and terraced buildings of the 18th century are interspersed with each other, and sit happily alongside 20th century developments, ecclesiastical and agricultural buildings. Each type of building has positive characteristics that have a positive impact on the conservation area.

The design of all the historic structures is generally simple, with the majority of the domestic buildings having very little architectural ornament. This lack of

ornament is key to the retention of the rural and historic character and appearance of the historic core. Many of the 1920s and 1930s properties make use of more ornate detailing. Of particular significance is the employment of Arts and Crafts style detailing on the properties in the Creskeld developments.

Domestic properties on the whole are consistently two-storey, no more than three bays wide and with regular fenestration. They are generally orientated to face the street. Some are located on the back of pavement edge, with some set back behind historic boundary walls.

The roofs of these properties commonly have their eaves running parallel to the road. Pitched gabled roofs are common, but hipped roofs are also employed. Roofs are usually adorned with chimney stacks and clay pots which have a positive impact on the roofscape.

### Local details

#### Windows and doors-

The conservation area has a reasonable retention of traditional windows and doors on many of its most historic properties. This has a positive impact on the character and appearance of the conservation area. There is a variation of window types including multi-pane sashes, decorative fanlights, including stained glass, and casement windows.

#### Stone boundary walls-

There is a consistent use of stone boundary walls running throughout the conservation area which relate well with the rural character of the area. These are extremely positive features and are very important to maintaining the appearance of the area

### Materials

#### Walls-

Sandstone/millstone grit, laid in regular courses, is the predominant building material for historic buildings. 20th century structures make use of a more varied palette including machine brick. Natural stone has the most positive impact in the area.

#### Roofs-

The most widely used materials are natural Welsh slate and stone-slate, particularly on 20th century properties. The piecemeal development of the area has result in the sporadic use of pan-tiles and rosemary tiles.

#### Finish-

Most historic buildings employ an exposed stone finish there is a variation where some properties have a full or partial render finish. The 1930s developments regularly use render. The rendered properties add interest and variation to the area, and are a positive and consistent characteristic of the inter-war developments.



Regularly coursed sandstone is the common material used historic buildings. The majority of buildings in Bramhope are of a domestic scale.



Render and timber detailing is common on 20th century developments in Bramhope. Stone boundary wall also play an important contribution in the built environment.

# Character Analysis

## Streetscape and public realm

Historic and natural features have a large impact on the streetscape within the conservation area. Pedestrian and vehicular activity is spread throughout the area as the piecemeal development away from the historic core has meant that there is no central focus to the modern village.

Streetscape features which are important include;

- Change of levels resulting in long distance views, particularly to the north slope of Wharfe Valley.
- Curves and dips in the roads result in terminated views creating interest out of otherwise ordinary features.
- Strong boundary treatments, particularly stone walls and mature hedgerows, creating a strong build line.
- Mature areas of trees interspersed with the properties adds important variation to the character of the conservation area.
- The many properties which are located on the back-of-pavement create enclosed spaces and a strong streetscape in the historic centre.
- Variation in the orientation of structures and the impact they

have on the streetscape from their size, scale and status.

- 20th century developments with wide open roads and grass verges.

The public realm elements below each have an impact on the conservation area both individually and cumulatively.

- **Street lighting**

Within the conservation area the street lighting is quite varied. Heritage style streetlights are present in and around the historic core and have a positive impact on the area. There are a large number a street lights on Leeds Road, as can be expected on a busy road. The tall unpainted columns are too prominent for the historic environment into which they are placed. The painting of the columns black would help them sit more comfortably in the very historic environment. Some character areas do not contain street-lighting. Where this is the case it enhances the rural character of the area.

- **Pavement surfacing**

Stone kerbs are present in some of the conservation area. They give a positive contribution to the street surfacing.

Stone flags are still present in some areas and help to maintain the historic appearance of the area. The use of asphalt though does not relate well to the traditional materials, but when used



The wide grass verges and front gardens and walls associated with the 20th century housing in Bramhope are important features in establishing an informal character in the Bramhope Conservation Area.

consistently does not impact negatively on the conservation area.

- **Traffic signage**

There is very little signage on the whole within the conservation area. Where present the signage is simple. The small amount of it means that it has little impact on the character and appearance of the conservation area. Increased signage could have a detrimental affect. Where historic signage is present it has a positive contribution on the conservation area.



Leeds Road is a main thoroughfare for vehicular traffic and would be improved by more sympathetic public realm treatment.

# Character Analysis

## Greenscape

Trees, verges and open green space are all essential elements of the Bramhope Conservation Area. Many of the mature trees and green areas are located amongst the housing and have a positive impact throughout. They help break up the conservation area, identifying it more as a green and rural location than would be first assumed. The change of levels of the area, due to its landscape setting, emphasises this green space even further.

- Significant open space within the Conservation Area

Within the conservation area the recreation ground, the open green space around the Puritan Chapel, the mini-park beside the A660 and The Knoll all make a significant contribution to the character and appearance of the area. These areas provide variation to the heavily built-up domestic environment of much of the village.

- Countryside setting

The surrounding landscape is very significant to the character and appearance of Bramhope. The Wharfe Valley setting provides long distance countryside views, whilst the glimpses throughout the whole of conservation area of rural and open landscape enhance and retain the feeling of a small rural community that was present in Bramhope until the mid-20th century.

- Mature trees

Mature trees play a significant role in the conservation area. Individual trees and small groups in gardens and along roads enhance the rural and natural feel of the conservation area. Heavily treed areas also exist and have a positive impact on the conservation area. The grounds surrounding the Britannia Hotel and Well Head Wood are important remnants of the heavy tree coverage in the conservation area that was historically more prominent.

- Large mature front gardens

In the areas of inter-war architecture large front gardens with mature plant growth have a positive impact on the character and appearance. Set behind low stone boundary walls, these gardens are significant in retaining a rural feel to the extensive suburban developments which took place in mid-20th century Bramhope.



Heavily treed areas such as Well Head Wood are important to the character and appearance of the conservation area.



Mature tree coverage and green space, such as here in the grounds of St Giles Church, are very important to the conservation area by establishing it as a green and rural environment.



The countryside setting is a positive characteristic of Bramhope and enables it to retain a rural feel.



The recreation ground is an important green space that has a positive contribution on Bramhope.

# Character Analysis

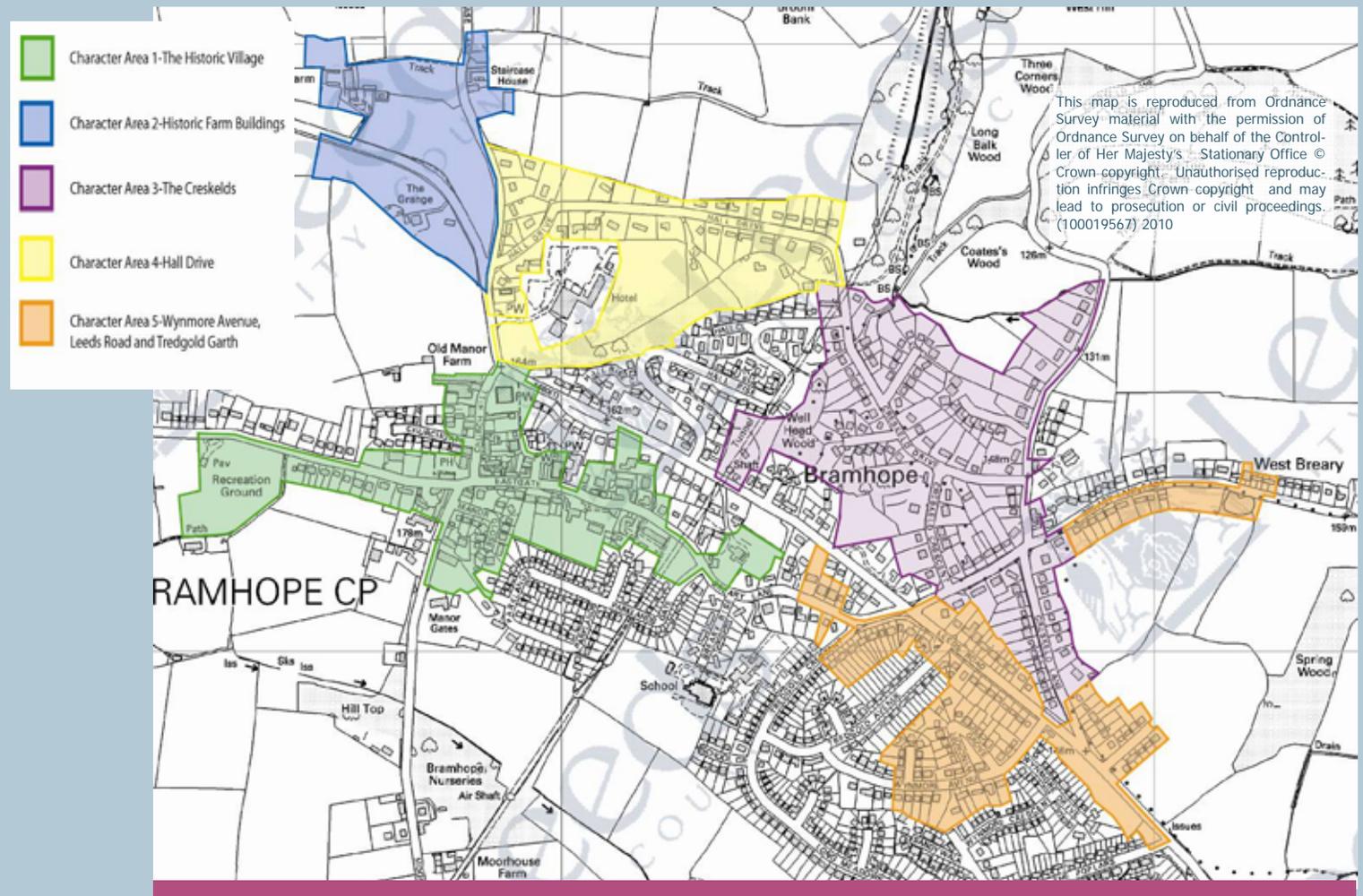
## Character Areas

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

Bramhope Conservation Area is not a uniform area. As set out earlier, it has developed at different periods in history and contains different types of buildings and spaces.

Five character areas have been identified within the Bramhope Conservation Area. They are;

- Character area 1 - **The Historic Village**
- Character area 2 - **Historic Farm Buildings**
- Character area 3 - **The Creskelds**
- Character area 4 - **Hall Drive**
- Character area 5 - **Wynmore Avenue, Leeds Road and Tredgold Garth**



## Positive buildings

On the individual character area maps buildings coloured blue make a positive contribution to the character of the area. This contribution may be in one or more of the following ways:

- Landmark buildings
- Buildings which provide evidence of the area's history and development
- Buildings of architectural merit
- Buildings with local historical associations
- Buildings which exemplify local vernacular styles

- Groups of buildings which together make a positive contribution to the streetscape

Any application to demolish a positive building will require justification taking into account the considerations at HE9.4 of Planning Policy Statement 5: Planning for the Historic Environment.

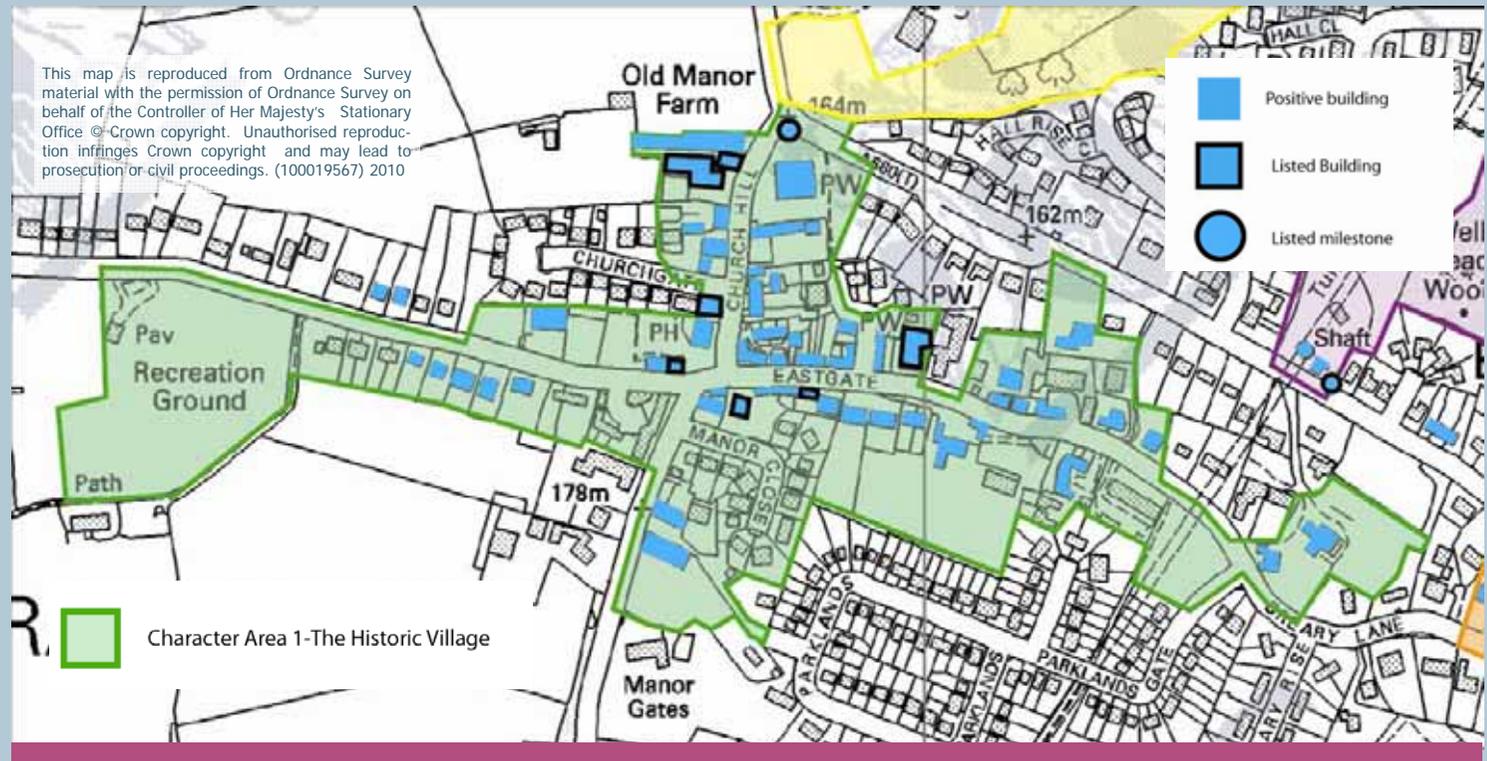
# Character Analysis

## Character area 1- The Historic Village

This area is based around the junction of Eastgate, Moor Road, Old Lane and Church Hill, and is now represented by The Cross. This area was virtually the complete village until the mid 20th century, and as such is represented by many historic buildings. Being the village centre the religious buildings of the area were located here, and sit comfortably alongside historic farm complexes, high status detached dwellings, cottages, and terrace rows.

Key characteristics:

- Buildings usually front onto main streets but variation is present and some historic structures face away from the road and are located within large plots.
- Informal building layout in the central area.
- Variety in size and status of buildings with a mixture of 18th century terrace rows and cottages, religious structures, farm complexes and some 20th century infill.
- Coursed sandstone (both ashlar and rubble) and Welsh slate/stone slate roofs are the predominant building materials.
- Ornate detailing present on many detached buildings, with monolithic jambs, stone mullions and lintels present on many window openings.



- Domestic structures generally of two storeys, no more than two bays wide, with a pitched roof.
- Traditional window and doors add value to the conservation area.
- Where properties are set back from the road stone boundary walls make an important contribution to the street-scene.

Key ways to retain character:

- Continued use of regularly coursed sandstone as predominant walling material

- Retention of domestic size built form. With a mixture of two-storey terrace and detached properties.
- Retention of slate roofs, chimney stacks and pots, and traditional doors and windows.
- Retention of informal layout of buildings and streets, though all properties built directly onto the street should be orientated to face them.
- Retention of stone walls, with new walls built in the same manner as those present.



Church Hill is indicative of the character and appearance of the historic village centre.

# Character Analysis

## Character area 2— Historic Farm Buildings

This area is characterised by the historic farm complexes located to the north of the former historic centre. All buildings are now converted to residential use, but retain many of the rural characteristics in both their architecture and layout. The area includes Staircase House, The Grange and Moorlands Farm. Whilst retaining a rural setting the Grange though was in fact a purpose built gentleman's residence of 1864.

Key characteristics:

- Variety in size and status of buildings. Each complex has a main property, and then associated outbuildings, also converted to residential use in many cases.
- Coursed sandstone (both ashlar and rubble) and Welsh slate/stone slate roofs are the predominant building materials
- Ornate detailing present on many of the main buildings, with monolithic jambs and lintels present on many window and door openings.
- Domestic structures generally of two storeys with a pitched roof.
- Traditional window and doors add value to the conservation area.
- Stone boundary walls make an important contribution to the street-scene.

- The buildings are set within open agricultural land, which adds value to their setting, and the appearance of the conservation area.

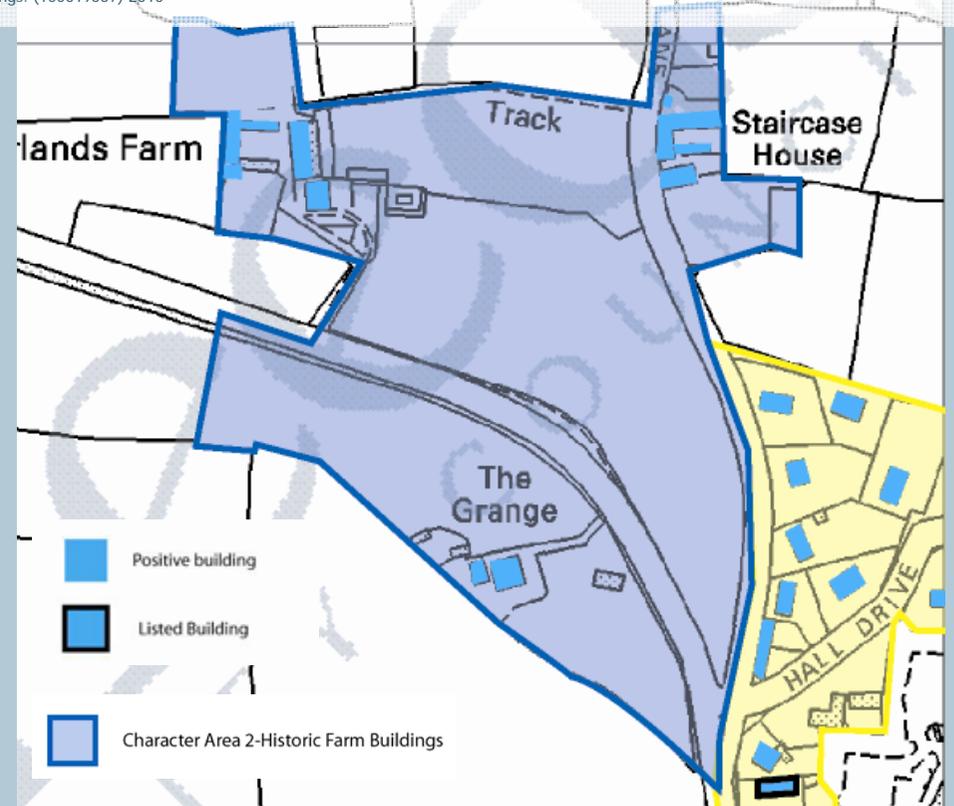
Key ways to retain character:

- Retention of agricultural appearance of the farm complexes. Particularly the retention of ancillary farm structures and their associated detailing (barns and wagon arches).
- Continued use of regularly coursed sandstone as predominant walling material.
- Retention of slate roofs, chimney stacks and pots, and traditional doors and windows.
- Retention of agricultural setting of the buildings.
- Retention of stone walls, with new walls built in the same manner as those present.



Historic farm complexes are now usually subdivided, as at Staircase House, but retain their agricultural appearance.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (100019567) 2010



Moorlands Farm is another positive agricultural complex conversion within the conservation area.



The rural setting of this character area is very important to its appearance. Many lanes and roads represent this character.

# Character Analysis

## Character area 3 - The Creskelds

Bramhope had a boom period in its development beginning in the second quarter of the 20th century. From the 1930s the suburban development of Bramhope began in this area, forming the area's first cul-de-sacs, thanks to the Crowther brothers plot-built housing. The earliest and most prominent groups of buildings by the Crowther brothers were on the north side of Leeds Road, on Creskeld Drive and Creskeld Crescent. With continued development in this area until the mid 20th century the housing shares a distinctly high quality suburban appearance that unites them into a single character area.

Also in this character area are structures pre-dating the suburban development of the area. Mill House is one example; now a residential property, but was once Bramhope Corn Mill, with origins potentially dating to the Medieval period.

### Key characteristics:

- Large detached properties set within generous plots.
- Large back gardens, and front gardens have a positive contribution on the character and appearance of the area.
- The two-storey scale and two-bayed layout of the properties are

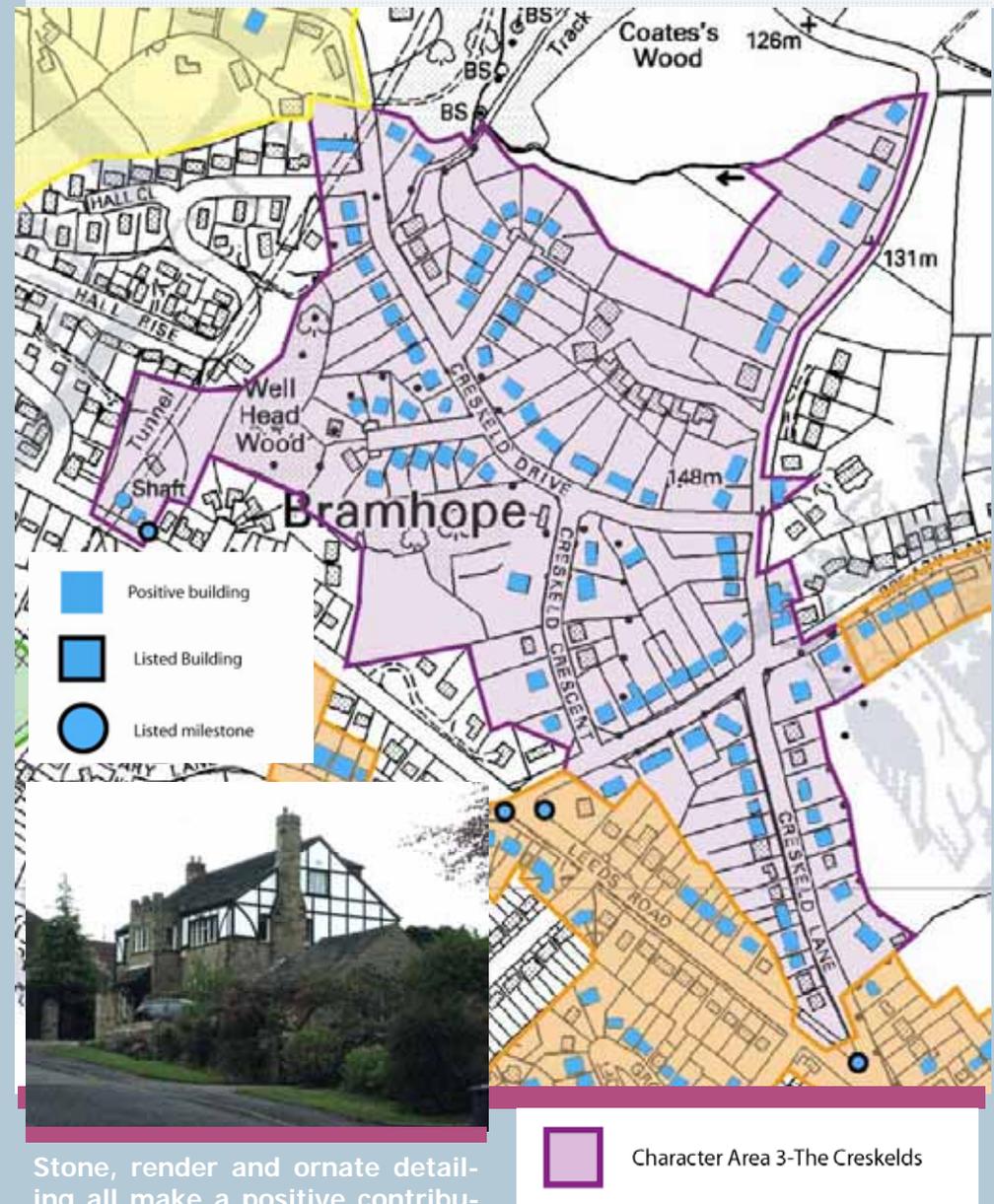
consistent with the historic positive character of the area.

- Use of coursed stone and render on properties as the predominant walling and finish materials.
- Stone boundary walls make an important contribution to the street-scene.
- Ornate detailing present on many properties.
- Traditional timber windows and doors add value to the character area. As to be expected there is the ingress of UPVC in the area which has a detrimental impact on the character and appearance of the area.

### Key ways to retain character:

- Continued use of a mixed palette of materials for new buildings/extensions, but with coursed sandstone and render remaining the predominant finishes.
- Retention of gardens and spaces in front, behind and between buildings.
- Retention of historic boundary treatments including walls and mature hedgerows, with new walls built in the same manner as those present.
- Retention of slate roofs and chimneys.
- Retention of formal layout of buildings, though all properties built directly onto the street should be orientated to face them.
- Retention of mature trees where present.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (100019567) 2010



Stone, render and ornate detailing all make a positive contribution to the character and appearance of the area.

Character Area 3-The Creskelds

# Character Analysis

## Character area 4 - Hall Drive

Hall Drive shares many characteristics of adjacent character areas, but its piecemeal development and landscape setting particularly sets it apart from its surroundings. The development of the street itself was post World War II, with many Crowther-built houses setting the standard for the high quality detached architecture that is present today. Also in this character area are structures pre-dating its suburban development. With the street closely relating to the northern boundary of the demolished Bramhope Hall, buildings such as workers cottages on Staircase Lane, the listed rotunda on Hall Drive and the 17th century Puritan Chapel all relate closely to the historic development of the area, and Bramhope Hall itself. The mature tree growth around the hotel is also very important in identifying the historic boundaries of the Bramhope Hall, whilst enhancing the natural feel of the area.

Also setting the street apart are the views across the Wharfe Valley to the north, this landscape setting playing a distinct role in the character of the area.

The area has continued to develop until very recently, with the majority of the architecture respecting the historic development of this very prominent area. The road is also unadopted, a

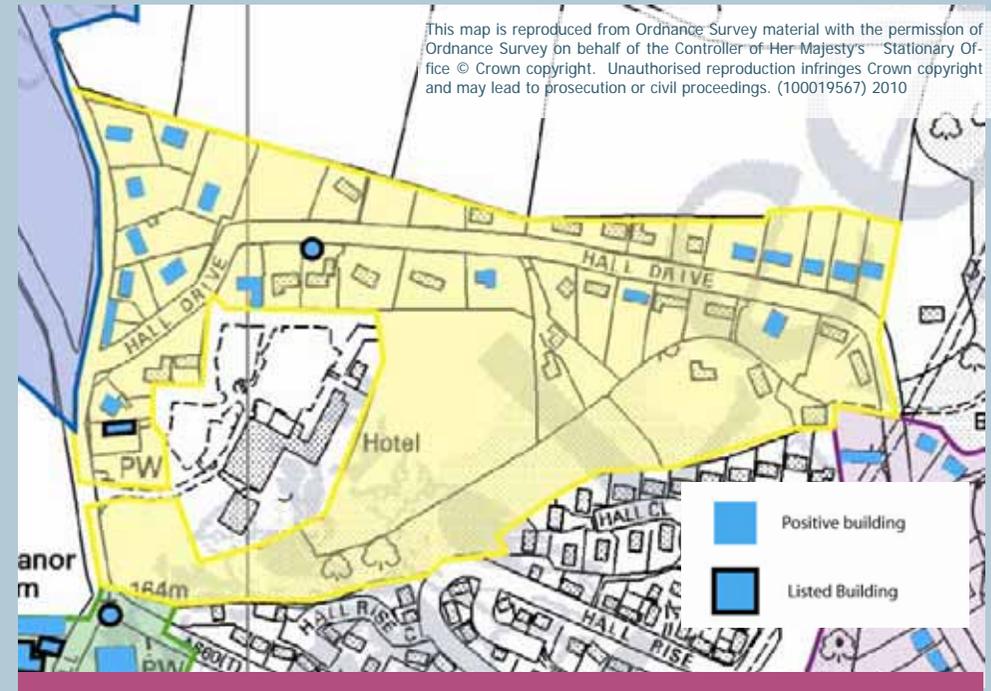
factor has an impact on its character through its simple style of construction.

Key characteristics:

- Large detached properties set within generous plots.
- Important views north over the Wharfe Valley.
- Setting of historic buildings respected.
- Large back gardens, and front gardens have a positive contribution on the character and appearance of the area.
- The two-storey scale and two-bayed layout of the properties are consistent with the historic positive character of the area.
- Use of coursed stone and render on properties as the predominant walling and finish materials.
- Stone boundary walls make an important contribution to the street-scene.
- Ornate detailing present on many properties.
- Traditional timber windows and doors add value to the character area. Again there is the ingress of UPVC in the area which has a detrimental impact on the character and appearance of the area.

Key ways to retain character:

- Continued use of a mixed palette of materials for new buildings/extensions, but with



 Character Area 4-Hall Drive

- coursed sandstone and render remaining the predominant finishes.
- Retention of key views of the Wharfe Valley and listed buildings.
- Retention of gardens and spaces between buildings.
- Retention of historic boundary treatments including walls and mature hedgerows, with new walls built in the same manner as those present.
- Retention of slate roofs and chimneys.
- Retention of formal layout of buildings, though all properties built directly onto the street should be orientated to face them.



This character area has a diverse selection of buildings, including stone workers cottages that were once probably associated with Bramhope Hall

# Character Analysis

## Character area 5 - Wynmore Avenue, Leeds Road and Tredgold Garth

During Bramhope's suburban boom period in the 1930s the development not only took place in the Creskeld's area. On the south side of Leeds Road development began in the inter-war period. The majority of houses are individually plot-built and have a very positive impact on Bramhope, with many unaltered and retaining original detailing. With continued development throughout the middle of the 20th century the housing shares a distinctly high quality suburban appearance that unites them into a single character area.

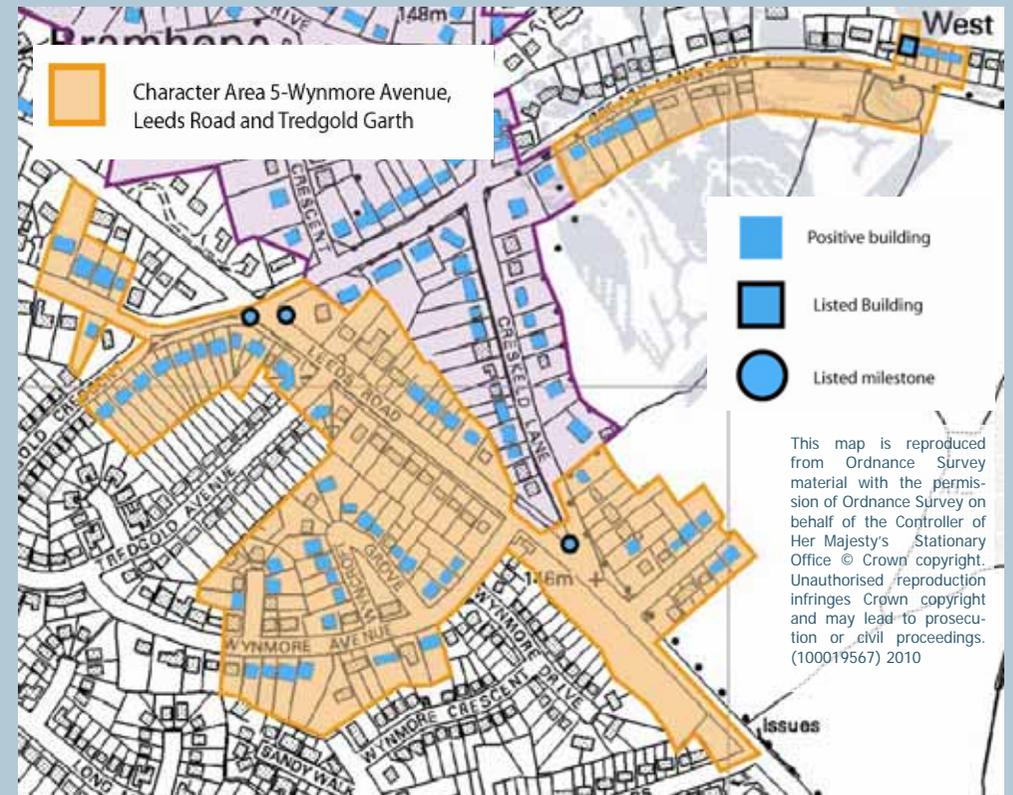
### Key characteristics:

- Large detached and semi-detached properties with large front and back gardens. The gardens are generally well landscaped with little hard-standing, this has a positive contribution on the character and appearance of the area.
- The two-storey scale and two-bayed layout of the properties are consistent with the historic positive character of the area.
- Use of coursed stone and render on properties as the predominant walling and finish materials.
- Mixture of roofing materials articulated with chimney stacks.

- Stone boundary walls make an important contribution to the street-scene.
- Ornate stone detailing present on many properties.
- Traditional timber windows and doors add value to the character area. Similarly to character areas three and four there is the ingress of UPVC in the area which has a detrimental impact on the character and appearance of the area.

### Key ways to retain character:

- Continued use of a mixed palette of materials for new buildings/extensions, but with coursed sandstone and render remaining the predominant finishes.
- Retention of gardens and spaces between buildings.
- Retention of historic boundary treatments including walls and mature hedgerows, with new walls built in the same manner as those present.
- Retention of traditional roofing materials and chimneys.
- Retention of formal layout of buildings, though all properties built directly onto the street should be orientated to face them.
- Retention of mature trees where present.



Inter-war housing such as Wyncroft Grove are indicative of the developments of Bramhope.



High quality 1930s houses are typical in Bramhope, and are very important in establishing its character and appearance.

# Character Analysis

## Overall summary of character

Whilst the character areas have differing origins and characteristics, their joint development and history forms a coherent conservation area. The historic village and peripheral farm buildings retain a high level of build quality and an overwhelming stock of positive historic buildings. The later developments of inter-war housing expanded Bramhope from the bounds of a small village into a large suburb. The result is that Bramhope is a large area of diverse character. The 1930s cul-de-sacs sit comfortably next to Medieval road layouts. This historical development together with the common history results in a place that has developed steadily throughout from the 17th century to the present day.

Key characteristics which make a positive contribution throughout the conservation area:

- Regularly coursed millstone/sandstone the predominant material for buildings/boundary walls.
- Domestic two storey scale and massing of buildings.
- Buildings orientated on the whole to face the street, with many located on the back of pavement edge.
- Use of render on many 20th century properties within the

village, but usually restricted to groups of buildings.

- Regularly spaced fenestration on all buildings.
- Traditional roofing materials with chimney stacks and pots.
- Traditional stone and/or mature hedgerow boundary treatments.
- Very little street clutter.
- Mature front and back gardens through suburban development.
- Matures trees interspersed with properties and open green spaces and mature woodland areas.
- Permeability through the conservation area via footpaths and green spaces.

Key ways to retain character:

- Keep the domestic scale and massing within the conservation area.
- Spaces between buildings should be retained. The layout of buildings should be sympathetic to positive buildings in the same character area.
- New build properties to be normally of two storeys and employing regular fenestration.
- Keys views towards open green space not compromised.
- Use of millstone grit/sandstone in the construction of new boundary walls and buildings.
- New buildings orientated to face the street front.



Any new build properties should take reference from existing positive architecture within the conservation area, respecting scale, materials and detailing and respecting important views.

- Retention of and enhancement of green spaces, whether they are public or private (gardens etc).
- Permeability through the conservation area via footpaths and green spaces.
- Retention of footpaths and ginnels.
- Continued use of traditional roofing materials with chimney stack and pots to articulate the roofscape.



1930s developments are very important to the character of Bramhope.

## Management Plan— Opportunities for management and enhancement

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

### Protection and enhancement of Green Space within the conservation area

The Conservation Area has a multitude of green spaces due to the original layout of the site and subsequent site clearance. Many of these are accessible and visible to the public and so have a large impact on the conservation area. The green space, along with important elements such as mature trees and historic boundaries, should be preserved and well maintained where appropriate. The footpaths in and around these areas should similarly be maintained to improve access and movement through the conservation area.

**Action:**  
Ensure that any future proposals respect the importance of green space, whether they be designated or private, in and around the conservation area. Any developed proposed to impact on green spaces will be resisted where it has an adverse impact on the character and appearance of the area. Also ensure that pedestrian movement through and around the conservation area isn't restricted due to development.

### Tree management

Trees form an important part of the character of the area. Conservation area designation affords some degree of protection. A tree that has a trunk diameter of 7.5cm when measured at 1.5 metres above ground level is protected within a conservation area. Six weeks notification to Leeds City Council is required to undertake works to trees above this size. If the works are deemed unacceptable then a Tree Preservation Order may be made to give the tree permanent protection. If possible a tree strategy could be undertaken to identify the most significant trees in a conservation area. This could lead to the designation of more Tree Preservation Orders (TPOs) and can also identify general tree management issues if further required. A replanting strategy should also be considered in order to manage the impact of loss of trees through over maturity.



Wide verges, open green spaces and mature trees are all important characteristics in the character and appearance of Bramhope. The proactive management of these elements would help preserve and enhance the conservation area.

**Action:**  
Consideration should be given to formulating a tree strategy to protect and enhance the local green character.

### Positive development and encouraging good design

To be successful, any future development within the conservation area needs to be mindful of the local character of the conservation area,

while at the same time addressing contemporary issues such as sustainability.

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

Conservation areas are sensitive to the effect of new development. Often the infill does not take into account the scale, massing and proportion of structures in the area. Spaces between the structures are also important. All of these criteria are important in maintaining the character of the area. The failure to ensure that these characteristics are upheld can result in developments that will have a detrimental effect on the character and appearance of the conservation area.

*Successful new development in historic areas will:*

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

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

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

**There will be a presumption against infill development which**

**does not preserve or enhance the character and appearance of the area. New development should respond to the scale, proportion, layout, boundary features and materials of positive structures within the conservation area, as well as the spaces in between them and the effect this may have on the amenity of adjacent properties. Key views into and out of the conservation area should also not be compromised by development.**

#### Public realm enhancements

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

Particular issues that could benefit from enhancement include:

- Appropriate treatment for street furniture (streetlights, benches etc).
- Retain the same level and amount of street lighting.
- The sympathetic development and enhancement of surface treatments on public highways, particularly paths.

- More discreet public realm features such as smaller traffic signs and paler yellow lines when they are due for renewal.
- Ensuring all public realm is consistent and uniform.

#### Action:

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

- **Making sure the siting and design of road signs and street furniture in the conservation area have regard to current English Heritage "Streets for All" guidance (see references).**
- **Ensuring that street lighting respects the historic streetscape and proportions of buildings.**

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

The incremental loss of traditional architectural detailing is an issue which affects many conservation areas. Replacement of windows, doors and roof coverings with inappropriate materials, colours and designs, is

negative and affects individual buildings and the wider streetscape.

Surviving historic features should be maintained and sympathetically repaired where necessary. Where historic fenestration and features have been lost in the identified positive buildings,



Any new development should respect the historic environment into which its placed, taking reference from positive buildings.



The public realm of Bramhope is generally of a high standard, but there is always room for improvement when opportunity allows.

reinstatement of appropriate, traditional detailed fittings is encouraged.

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

**Action:**  
**Where repairs or alterations are proposed on historic structures, surviving historic features should be retained and where necessary sympathetically repaired.**

### Boundary Treatments

The Bramhope Conservation Area, due to its layout and historical context, is particularly at risk from inappropriate boundary walls and fences. In order to retain the established character, all boundary treatments should be sympathetic with those in existence, and those which add character to the area.

**Action:**  
**It will be encouraged that new boundary treatments within Bramhope Conservation Area are consistent with the traditional nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible.**

### Development affecting the setting of the conservation area

It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be detrimentally affected by inappropriate placed structures, or groups of structures, at key locations around the conservation area. Appropriate design and materials should still be used when designing structures adjacent to the conservation area, as well as consideration given to the impact it may have on views towards and away from the conservation area.

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

### Protect archaeological remains

This area has been inhabited for over 1000 years and buried evidence of past occupation is likely to survive. Development which may disturb archaeological remains may require a watching brief to ensure the preservation of archaeological finds. Areas of below ground archaeological sensitivity include the area of the Puritan Chapel and the grounds of the Britannia Hotel. The site of the former Corn Mill is also of interest as are the

grounds of the 17<sup>th</sup> and 18<sup>th</sup>-century buildings in the Church Hill, Eastgate area.

**Action:**  
**Development which involves below-ground excavation must have regard to the potential for archaeological finds. In areas of high sensitivity archaeological surveys may be required.**

### Energy performance and the historic environment

Climate change and economic uncertainty has increased the need for properties, both domestic and commercial, to improve their energy efficiency by both decreasing carbon emissions and decreasing the strain on fossil fuels. As Central Government's Planning Policy Statement 5 states: "The historic environment has an important role to play in addressing climate change." The retention and reuse of heritage assets avoids the material and energy costs of new development. The City Council also encourages home owners and developers to find solution to improve energy efficiency. This can be undertaken by simple maintenance and repair of properties, ensuring that they are draft free and in good condition, as well as the use of microgeneration equipment and energy renewables. Conservation areas and listed buildings can be sensitive to the this form of development though, so every care should be made to ensure that the installation of items such as wind

turbines and solar panels should sit comfortably in the historic environment, and should be sympathetic to context in which they are placed.

**Action:**  
**There will be the assumption that the existing building stock is reused where possible. Where permission is required, it will be ensured that the installation of microgeneration equipment on a building does not have a negative impact on the special character and appearance of the conservation area.**



The historic origins of Church Hill and Eastgate make them areas of Bramhope that will have a high potential for archaeological remains.

## References

### Published sources

Seals, W.F. 1976 *A History of the Township of Bramhope*

### Policy and strategy documents

Cabe and English Heritage, 2001, *Building in context*

Department of Culture, Media and Sport, 2007, *Heritage Protection for the 21st century*

Department for Communities and Local Government, 2010, *Planning Policy Statement 5 (PPS 5) - Planning for the Historic Environment*

English Heritage, 2006, *Guidance on conservation area appraisals*

English Heritage, 2006, *Guidance on the management of conservation areas*

English Heritage, 2005, *Streets for All-Yorkshire and Humber*

Land Use Consultants, 1994, *Leeds Landscape Assessment*.

Leeds City Council, 2003, *Neighbourhoods for Living. A guide for residential design in Leeds*

Leeds City Council, 2006, *Leeds Unitary Development Plan (Review 2006), Vol. 1: Written Statement, Vol. 2: Appendices*

### Map sources

1848 – Ordnance Survey 1:10, 000

1891 – Ordnance Survey 1: 2,500

1909 – Ordnance Survey 1: 2,500

1956 – Ordnance Survey 1:10, 000

## Acknowledgements

- Arthington Parish Council
- Bramhope and Carlton Parish Council
- West Yorkshire Archaeological Advisory Service (WYAAS).

The funding for the production of this document was made available through the Outer North West Area Committee of Leeds City Council with the support of the Adel and Wharfedale ward councillors.

## Where to find out more

Local sources are:

Bramhope and Carlton Parish Council—  
[www.bramhopecarlton.org.uk](http://www.bramhopecarlton.org.uk)

Central Library (Local & Family History Section), The Headrow, Leeds LS1. Tel 0113 247 8290 email: [localstudies@leeds.gov.uk](mailto:localstudies@leeds.gov.uk) website: [www.leeds.gov.uk/library](http://www.leeds.gov.uk/library)

Leeds Civic Trust, Leeds Heritage & Design Centre, 17-19 Wharf Street, Leeds LS2 7EQ Tel: 0113 243 9594 Email: [office@leedscivictrust.org.uk](mailto:office@leedscivictrust.org.uk) website: [www.leedscivictrust.org.uk](http://www.leedscivictrust.org.uk)

Victorian Society (West Yorkshire Group), Clarendon, 23 Clarendon Road Leeds LS2 9NZ (postal address only)

West Yorkshire Archaeology Service, Newstead Road, Wakefield WF1 2DE Tel 01924 306810 email: [wysmr@wyjs.org.uk](mailto:wysmr@wyjs.org.uk) website: [www.arch.wyjs.org.uk](http://www.arch.wyjs.org.uk)

West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds LS7 3AP. Tel 0113 214 5814 email: [leeds@wyjs.org.uk](mailto:leeds@wyjs.org.uk) website: [www.archives.wyjs.org.uk](http://www.archives.wyjs.org.uk)

In addition, much information is available on other websites:

- Access to archives - [www.a2a.org.uk](http://www.a2a.org.uk)
- [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) includes all listed building descriptions and some photos

- [www.leodis.net](http://www.leodis.net) has archive photos of the Leeds district
- [www.old-maps.co.uk](http://www.old-maps.co.uk) includes early Ordnance Survey maps.

## Copyright

The maps are based on Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution and/or civil proceedings. The map data, derived from Ordnance Survey mapping, included within this publication is provided by Leeds City Council under licence from the Ordnance Survey in order to fulfil its public function to publicise local public services. Leeds City Council Licence No. (100019567) 2010.

## Finding Out More

### What is a conservation area?

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

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

### What does conservation area status mean?

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

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

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

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

### What is the purpose of this appraisal?

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

It provides a clear understanding of the special interest of Bramhope by:

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

This appraisal follows the current guidance set out by English Heritage in the 2006 publication *Guidance on Conservation Area Appraisals*.

The appraisal is not intended to be comprehensive and the omission of any particular building, feature or space

should not be taken to imply that it is of no interest.

### Planning policy context

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

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Department for Communities and Local Government, 2010, *Planning Policy Statement 5 (PPS 5) - Planning for the Historic Environment*
- Leeds City Council, Unitary Development Plan Review 2006, particularly Chapter 5 Environment and Appendices A3 Building Design, Conservation and Landscape Design and A4 Archaeological Policies
- Leeds City Council, Local Development Framework, emerging framework that will ultimately replace the Local Plan.

More background information can be found on [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

### Community involvement and adoption

A draft version of this appraisal went through a six week public consultation process, which included;

- Identified stakeholders and interested parties being directly notified.

- The appraisal and response form being made available through the Council's website.
- Information in Robert Cravan Memorial Hall from 17th January 2011.
- Posters were placed around the conservation area directing residents towards the information on-line and the public meeting which took place on 1st February 2011 at Robert Cravan Memorial Hall.
- The consultation was placed on Leeds City Council's 'Talking Point' public consultation system.
- Press releases were distributed.
- Information placed within the Bramhope and Carlton Parish Council newsletter and website.

The consultation responses were evaluated and the appraisal amended in light of comments received. This document will be proposed for approval at the Leeds City Council Planning Board. If approved the appraisal will be a material consideration when applications for change within the conservation area or its setting are considered by the Council from 30th May 2011.