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Tranmere Park Estate is a place of special character and historic interest.

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

Tranmere Park Estate

CONSERVATION AREA APPRIASAL AND MANAGEMENT PLAN

Approved as a Material Consideration in the Determination and Assessment of Planning Applications, May, 2013.

Overview

'The greatly curving, landscaped avenues.... amongst trees.... avoiding the stark hostility and 'newness' of mass-produced developments.'

Summary of Special Interest:

Tranmere Park is situated West of Guiseley on the edge of the settlements of the City of Leeds and the beginnings of the rural Yorkshire Dales landscape. The area comprises a range of high quality, low density housing based firmly in the Arts and Crafts style of Architecture.

The range of architectural features and housing types, combined with the interconnection to the surrounding landscape and the clear vision and continuity of the style of the estate over later phases, helps give Tranmere Park a strong historical character and makes this area highly distinctive as a pioneer of early middleclass suburban living.

The layout and building of the estate began in the 1920s with many of the developments occurring from the 1930s to the 1960s.

The progressive architectural styles represent the aspirations of a new generation by demonstrating and incorporating the new technologies of the time, but being firmly influenced by the best of vernacular tradition.

Dwellings are situated within their own, landscaped plots and hark back to older, more romantic styles of homes heavily influenced by the Arts and Crafts Movement.

This attention to detail, quality and workmanship enabled the estate to maintain its distinctive character. Well integrated into the surrounding natural landscape Tranmere Park encompassed some of the best examples of 20th century domestic architecture.

Important factors which give Tranmere Park its unique Sense of Place are:

- **The dominance of the Arts and Crafts style interspersed with other more radical house types.**
- **The inherent quality and attention to detail throughout the evolution of the estate and its architecture.**
- **The blend of large gardens, vegetation, woodland, fields, street trees and verges help to not only enhance the visual attractiveness of the area but also to reduce noise, pollution and increase the amount of wildlife in the area.**
- **The continuity of development retaining the same values and principles from the 1920's up until the last phases of development.**



Above: Just one of the traditionally inspired architectural styles used through out the Estate. J. Prior insisted that no two houses were the same and modest differences can be found throughout the estate.



Above: The simplicity of forms, decoration and style is used throughout the estate to form continuity. It demonstrates good functional design and housing, inspired by English Vernacular traditions



Above: 1920's and 1930's Art Deco inspired house which gives a contrast to the more traditional designs and architectural styles in the area.

Extent of the Conservation Area

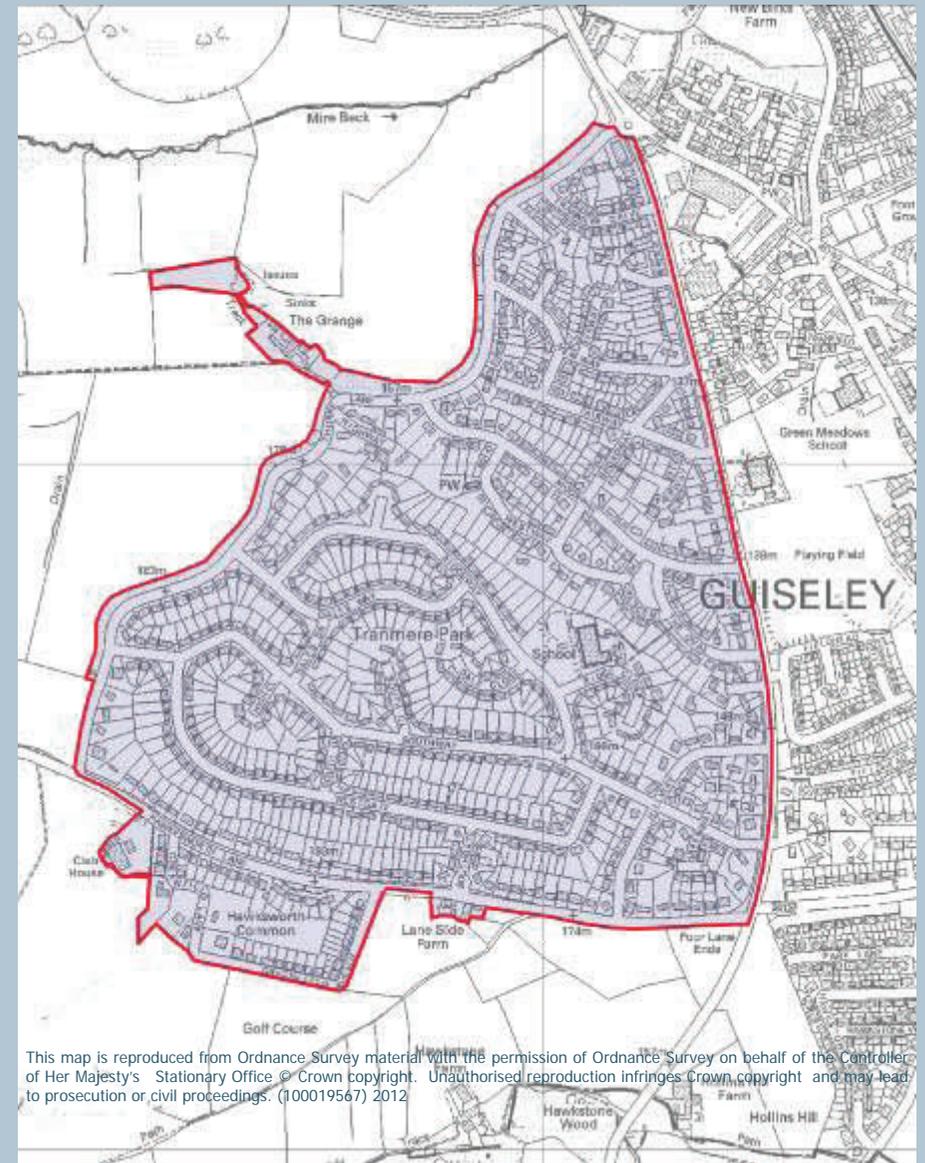
The Tranmere Park Estate is considered important enough for Conservation Area status. This is to ensure the protection of the area's unique architectural and historic character.

Residents have already assisted in this process by creating a Neighbourhood Design Statement to demonstrate the important aspects of the area. The Conservation Area status will protect and enhance the special character and appearance of Tranmere Park into the future by ensuring that demolition of buildings and felling of trees is controlled and design quality is maintained. In order to achieve Planning Permission within a Conservation Area a proposal must show that it will 'preserve or enhance' the special character of the area.

Current guidance on Conservation Area designation suggests that area boundaries should be clearly based on analysis of the historic character of the area. The boundary of the conservation area has followed the character appraisal and analysis undertaken by officers on several visits to the area. Character areas have been suggested based upon the chronology and historical development of the place as well as aesthetic continuity.

The character areas set out in this report are of sufficiently high quality and historic significance to be included in the Conservation Area.

The Conservation Area therefore covers the whole of the triangular area known as Tranmere Park, from the junction of Bradford Road and Thorpe Lane to Hawksworth Lane to the south. The area attempts to include most phases of the development of the area, starting from the early farm houses and site of the medieval settlement of Thorpe/Little Hawksworth, to the most recent stages of development that contribute to the distinctive sense of place and historical continuity that makes the area special.



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The Conservation area encompasses the various phases, architectural styles and landscape features that contribute to the positive historic character of Tranmere Park.



Above: Map demonstrating the location and layout of Tranmere and its proximity with the neighbouring towns

Location and Context

Location and setting:

Tranmere Park Estate is located North West of Leeds City Centre. It is a roughly triangular shaped area and is situated west of the Bradford Road which separates it from the town of Guiseley of which Tranmere Park is a suburb. The south boundary is formed by Hawksworth Lane with views over open countryside and the western edge of the Estate is Thorpe Lane which leads onto the greenbelt and designed landscape of the former High Royds Hospital.

The estate's location and setting help to define the area. Even though it is neighbouring the town of Guiseley, due to its countryside views and the bordering farm land, it feels and appears remote and rural.

General character and plan form:

This combination of high quality, low density housing, green spaces and vegetation all help form the overall impression and appeal of the area and gives it a distinctive character. The link between greenspace of the estate and nearby open countryside provide a valuable community resource.

The Arts and Crafts movement inspired many of the houses and the character of Tranmere Park is defined by this high quality style of Architecture sitting amongst the ingrained, robust landscaping and large, mature gardens.

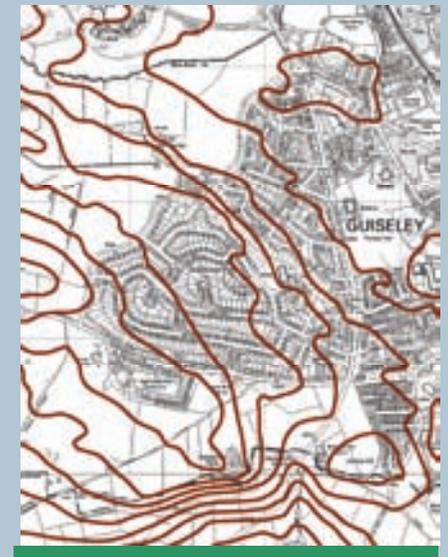
The plan and layout of the estate is unusual as it has wide grass verges and no pavements. These green spaces help to break up the built environment and attract a wide range of wildlife to the area. The verges, shrubs and hedges act as natural boundaries and provide important natural habitats as well as providing noise barriers between dwellings and roads. Large mature gardens give the houses space and setting that adds considerably to the special character of the Conservation Area. All of these factors form the semi-rural feel for which the estate is characterised by and valued for.

Geology, topography and landscape setting:

The origins of Tranmere Park are rooted in the marsh ground formed by the Tran Mire Beck than ran through the lower part of the estate.



The over-riding geology consists mainly of sandstone and millstone grit and in parts the natural topography and craggy landscape has been used to the builders' advantage, especially along Thorpe Lane and as such the underlying geology forms a visible part of what makes the estate interesting.



Above: The topography map shows the land falling steeply to the south with more gentle views to the north. Geology consists of sandstone (yellow) and millstone grit (green).

Historic development

Origins and historic settlement:

The earliest evidence for human presence around the Tranmere Park area consists of a mixture of flint and chert flakes. Although these types of finds are hard to date they do indicate that some type of human activity was occurring during the prehistoric period some

The place name Tranmere Park is not referenced in the Domesday Book. Instead, according to Smith (1961:147) the first written reference to Tranmere are the 17th-century place names of 'Tran Mire Beck' and 'Tran Mire House' (the house is still extant and is located on Thorpe Lane at c. SE 1793 4231). The name means literally "crane marsh" (from Old Norse).

The Grange (SE 176 422), formerly known as Thorpe Farm is located on the Historic Environment Record as the possible site of the medieval settlement of Thorpe (aka Little Hawksworth). The 11th-century description of the archbishop of York's estates and the Domesday Book both mention two places called Hawksworth, and Little Hawksworth is mentioned in a court roll for 1367 and a final concord of 1564. The settlement is also described as 'Thorpe alias Little Hawksworth' in a Hawksworth rental of 1620 and another of 1627 enabling it to be identified as the farm of Thorpe (West Yorkshire: An Archaeological Survey, 1981: p391). The likelihood of The Grange being the former site of a medieval settlement is

strengthened by the presence of archaeological remains of a former medieval arable landscape (visible as a mixture of cropmarks and earthworks on aerial photographs) to the north and west of the farm. The area of the Grange and of some surrounding fields are of archaeological interest.

Hawksworth Hall, located c.400m west of the Tranmere Park estate, listed grade II* is a house of hall and cross wing pattern built in the early-16th century, with 17th- and 18th-century alterations. It is also thought to be built on the site of an earlier medieval manor.

The field names 'Castle and gardens', 'Castle Close', 'Near Castle Close', and 'Far Castle Close' recorded on the Guiseley tithe award map of 1838 suggest the presence of a possible historic defended site, function and date unknown. The fields would have been located in the vicinity of Green Meadows



The area of The Grange, formerly Thorpe Farm, is the likely location of the Early medieval village of Thorpe or Nether/Little Hawksworth that could have origins dating back to the late Saxon period. On the 1850's map (right) a collection of houses are still named 'Thorpe'. Above Right, the earthworks on site today.



A number of these late 17th and 18th-century farmhouses still remain and are now listed structures. Furthermore, some retain unusual types of outbuildings, such as the complex at Lane Side Farm which includes a structure thought to be an ash-house or cold-store, a building type deemed by English Heritage in the building's listing description as 'now rare'.



School, to the east of Bradford Road, and below-ground remains may survive under the school's playing fields. Alternatively, the land may have belonged to another defended site, the nearest known is the moated site in the grounds of the Rectory in Guiseley. If the area were to be re-developed, the area of the "castle" field-names would warrant further investigation.

The OS map series shows that by the early 20th century Tranmere Park had remained largely rural in character, with only a scattering of small farmsteads.



Historic development

The Birth of Tranmere Park

The whole 'triangle' of where Tranmere Park now stands was shown on the 1848 Tithe map as being owned by Francis Fawkes Hawkesworth Esquire with plots let to various people such as 'Ann Holgate & Son', and 'William Popplewell'. In 1865 there was an 'Indenture of Settlement' where much of the land was sold off; this was followed by several other land transactions before the area eventually became the property of the West Riding County Council.

The early 20th century had a great impact on the area with the first phases of building of the estate commencing in the 1920's. This decade saw an increase



in wealth which enabled people to become home owners for the first time and allowed many to commute to work instead of living in the major cities of Leeds and Bradford. The 'suburban dream' of living in a house with its own garden, adjacent wonderful countryside came to fruition. Nearby Guiseley had its tram and rail links and the growth of

the motorcar enabled freedom of travel like never before.

Subsequently some plots were sold and Mr J. Prior became the main contractor for the new homes. On his retirement he was succeeded by his son Micheal Prior who continued to work with his father's original architect, Mr L Taylor Appleyard.

The Priors later described Tranmere as "a beautiful semi-rural setting," and a



"very rare kind of garden estate." Presumably the Priors and Taylor Appleyard shared this Utopian vision for the estate from the very beginning and for the next 40 years a remarkable continuity was maintained and defined the essential character of Tranmere into the 1970's and beyond.

The 'Quintessential' Development

The homes of the 1920's and 1930's were the first phase of the estate (although all houses were built to specific clients) and were mainly populated by bungalows. This led to a progressive architectural style which also included the latest interior fixtures and fittings. The Arts and Crafts style of

housing was heavily influenced by the Garden Cities movement of the early 20th Century. This preceded the 'birth of suburbia' and its legacy still resonates with us today.

Tranmere became an exceptional example of the new style of housing through the meticulous attention to detail, vernacular inspired architectural elements and generous garden plots and landscaped public realm. The use of simple gables, local stone, render and leaded and stained glass windows created a unique Sense of Place. The gently curving roads bounded by tree lined grass verges, well stocked gardens and soft boundary treatments all gave the houses a setting that attempted to create an 'ideal' living environment. An environment that enabled people to retain their contact with the natural environment whilst having the space and convenience of modern living. Indeed the attention to detail continued on the insides with unique fireplaces, ornately carved, highly stylised balustrades and joinery and stained glass feature windows.

Later Phases

The development was so successful that there were later phases of development throughout the 20th century up to the late 1980's. In broad terms the phases of building can be classified into the following (see plan following page):

- First phase: 1930's - 40's
- Second Phase: 1950's- 70's
- Third Phase: post 1970's.



Above: The detail and variety of Tranmere Park. Top, Mock Tudor details, Centre: One of the early 1930's bungalows and bottom, the 1960's semi detached properties presenting attractive, continuing gables to the streetscene.

The Continued Legacy of Tranmere

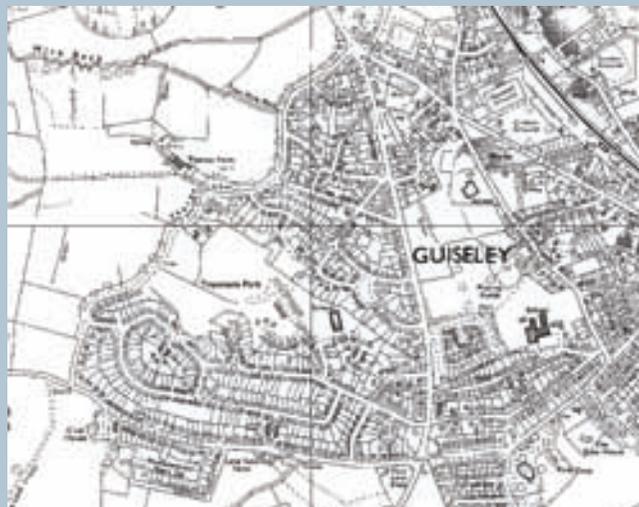
One of the most interesting features of Tranmere Park is the unique continuity and leadership of the Priors (father and son) and Taylor Appleyard throughout its development. This has enabled the estate to maintain its core aesthetics up until the present day.

Later phases of development still maintained, and in some ways exceeded, the original design aesthetic, despite the need for changing styles to respond to the market. For instance, the early detached houses gradually evolved to semi detached properties but the core design principles were retained. Indeed some of the 1950's houses took the design of the estate to another level and created semi detached houses. As a result extremely pleasant street scenes of more uniform dwellings were created. Each building however maintained the high quality and attention to detail.

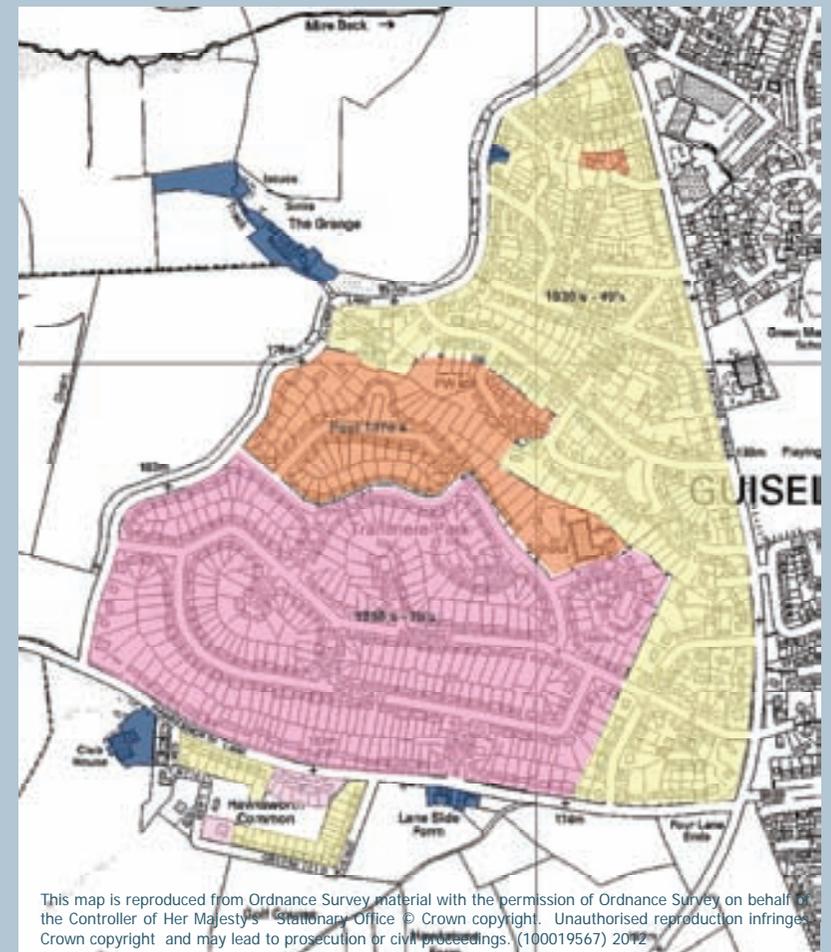
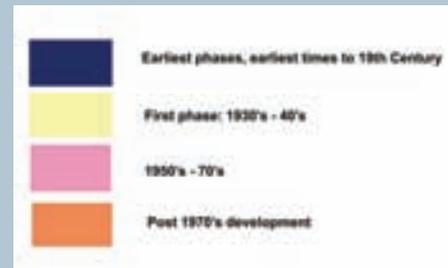
Even the last phase of development corresponded exactly to the brief without the cutting of corners or excessive scale that eroded other places. The result is a homogenous development and a unique and distinctive place that represents an important architectural phase in the city's 20th century housing development.



Above: The earliest phase of housing development stretching from the northern 'tip' of Tranmere Park and along the western side of Bradford Road. Below: The 1950's plan shows the continuation of the estate's aesthetic, still maintaining the character of Tranmere Park. Below Left: Original publicity for the 'Prior Houses'.



Below: This phase plan shows the elements of the estate and when they were built. The dark blue areas show the older agricultural buildings of the immediate area including the site of the Medieval village of Thorpe.



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Arts and Crafts movement:

The Arts and Crafts movement was an international design movement which started following the Great Exhibition in London in 1851. The style was influential throughout the early 20th century both in the UK, Germany and the USA.

Two of the main pioneers of the movement were artist William Morris (1834-1896) and architect Charles Voysey (1857-1941). It has been said that it started when Morris met Philip Webb in 1856 who built Morris's famous Red House in Bexley Heath that exemplified the forms characteristic of the style. They were influenced by the work and writings of John Ruskin (1819-1900) and was a reaction to the poor quality of design during the rise of the Industrial Revolution and the development of mass production in furniture, textiles and buildings.

William Morris and the Arts and Crafts movement indirectly (through Howard's Garden Cities movement) inspired many of the houses in the Tranmere Park estate. Morris believed in the freedom of individual craftsmanship and was an advocate for simplicity, craftsmanship and good design. He wanted to be true to the materials used and believed in the unity of handicraft and construction. Arts and Crafts focused on honest, beautiful and functional designs based on the rich traditions provided by English Vernacular building and handicrafts.

The movement initially relied on the use of talent and craftsmanship which meant it was expensive to purchase. By combining this craftsmanship with the use of machinery however it helped to lower the cost of high quality design making it more affordable to a wider range of people. This approach therefore ultimately brought mass production and traditional crafts together and, architecturally at least, no more is this exemplified than in the work of Frank Lloyd Wright in the USA.

The Arts and Crafts pioneers wanted to fight against modernisation and the destruction of old buildings and believed that the Industrial Revolution removed creativity and individuality from society, a situation which they sought to remedy. Their continued legacy still lives on in projects such as the Prince's Foundation Arts & Crafts House that was displayed at the 2012 Ideal Home show.

Garden City Movement

This is an approach to urban planning that was founded in 1898 by Sir Ebenezer Howard (1850-1928) and his influential book *'Garden Cities of Tomorrow'* demonstrated his theory.

Garden cities were intended to be planned, self contained communities surrounded by green belts, containing carefully balanced areas of houses, industry and agriculture. In essence the vision was for a truly Sustainable settlement. The movement created a vision of uniting a popular domestic

architectural style for all and providing a healthy way of escaping the polluted inner cities. Again a reaction to the mass urbanisation of 19th Century Britain Howard wanted to create something which provided the best of what rural and urban living had to offer.

Howard wanted to raise the standard of health and social conditions of all workers and ensure they had decent living conditions. He wanted to provide the working classes with a better standard as well as affordable housing.

Combines 'the health of the country with the comforts of the town.'

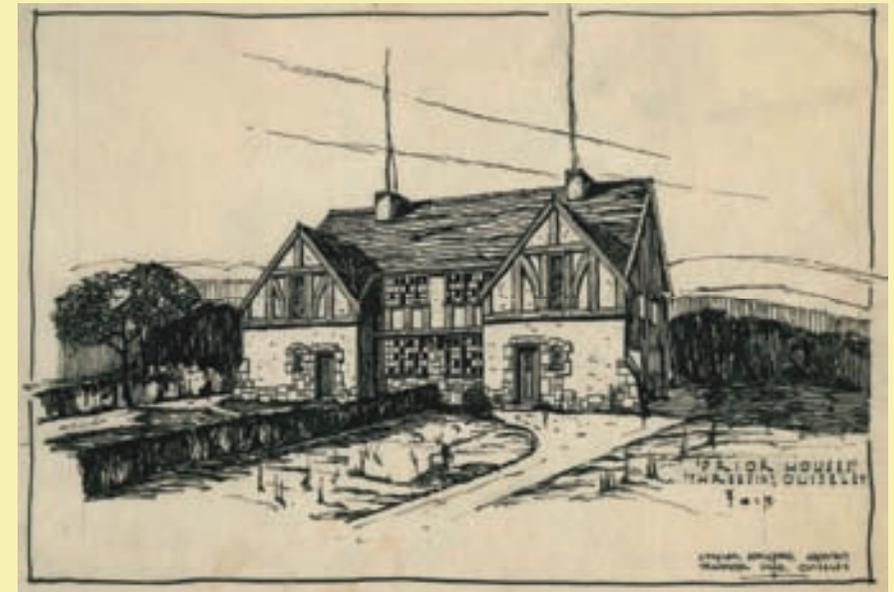
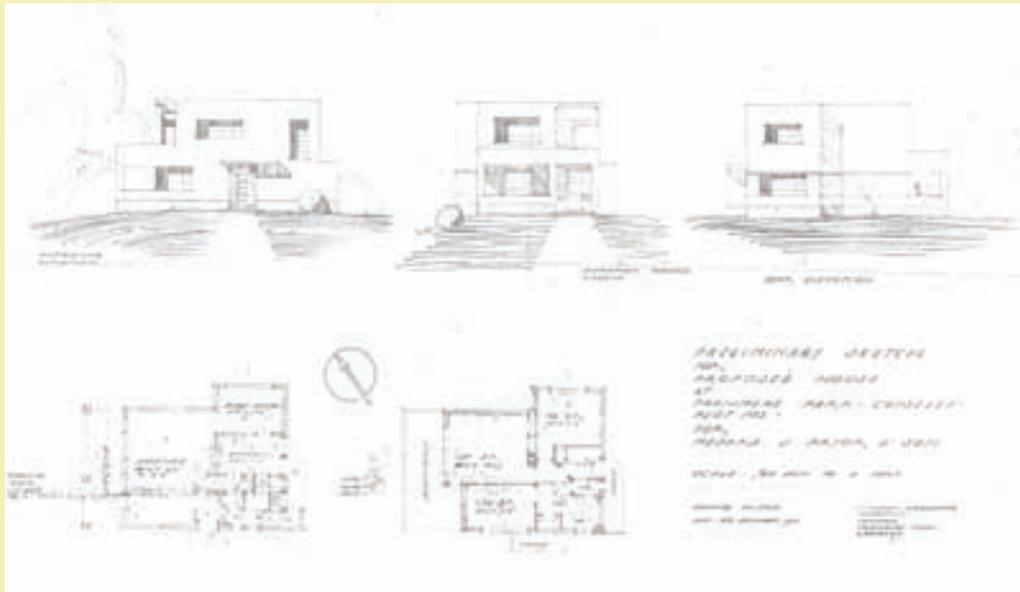
He wanted to create a social reform from the cities and connect and integrate residents with their natural surroundings.

The garden city philosophy inspired many future planners to develop small developments both throughout the country such as Tranmere as well as globally. It also emphasised a need for urban planning policies and was influential in the New Towns Movement.

Some notable examples:

Welwyn/Letchworth Garden City
Beford Park, London
Bourneville model village,
Birmingham.
New Earswick village, York
Port Sunlight, Merseyside





Leslie Taylor Appleyard was the Architect behind Tranmere Park and the flair and attention to detail, together with the enthusiasm of a client with a clear vision led to the creation of the unique environment that is Tranmere Park. The traditional houses that dominate were interspersed with cutting edge mid 20th Century buildings that exemplified the minimalist detail and sleek forms of early Modern architecture. These images, kindly used with the permission of the Taylor Appleyard family show not only the skill involved in successfully executing these forms but also illustrate the 'ideal' vision that so characterised the period of optimism of the early phases of Tranmere Park. The continued involvement of Taylor Appleyard ensured the continuity that so characterises Tranmere today. Worthy of note here are the parade of shops on Bradford Road (top). A homogenous uniform elevation with a strong ground level frontage of shopfronts. As an aspiration there is little reason to why these shops could not one day recapture this quality. (see management plan page 15.) All images on this page reproduced by kind permission of MR K Taylor Appleyard RIBA. All rights reserved.

Character Analysis

Despite an increasing urbanisation, population growth and associated congestion of the wider township of Guiseley, Tranmere Park estate has maintained its urban fringe location and the delicate balance between its built form and the surrounding natural environment. This composition, combined with neighbouring views over the rural landscape all help to sustain the atmosphere and special character of Tranmere Park.

Settlement Form

The overriding character of Tranmere is quintessentially suburban. Although largely planned around the private car the roads do not dominate but are fully integrated into the landscape with houses set well within their mature garden plots where landscape is more dominant than buildings in many cases.



The estate is of a low density with layout maximising the number of dwellings per hectare. Plots are spacious and houses almost 'subservient' to their garden settings.

- **Plot sizes are generally generous and well spaced.**
- **Houses are set within their own mature gardens with landscaped edges.**
- **Curving tree lined roads and revealing vistas with wide grass verges dictate the form of the estate.**
- **Properties maintain a presence onto the street and respond with primary frontages and subtle architectural features.**
- **Dramatic views over surrounding countryside define the boundaries and contribute to the overall special character of the estate.**
- **Properties respond to the topography and use natural features as part of landscaped grounds, such as rockery gardens.**

Left: The 'urban grain' of the estate showing the mix of built form (shown in black) and spaces (white areas). What is apparent is the large gardens and low density of the estate that contribute to its character.

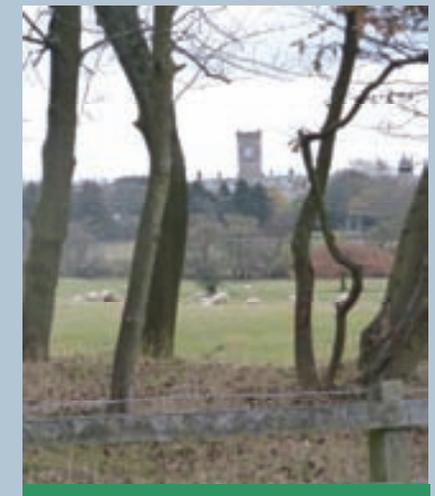
Key views and vistas:

One of the key attractions to Tranmere is its connection to the neighbouring fields and surrounding landscape. These spaces play a vital role in the area as they not only create pleasant vistas but are also key contributors to its semi-rural atmosphere and 'sense of place'.

The most dramatic and important views are experienced when travelling along Thorpe Lane that runs diagonally alongside the western edge of the estate. These views run the entire length of the road from Hawksworth Lane to Otley Road. They are unrestricted with a pleasant natural border of trees separating the fields from the main road and the housing estate.

The rural views down into the Aire Valley from Hawksworth Lane are also important and provide high level vistas over the golf course to the West and towards Bradford district. The fields also provide attractive and important settlement separation from Hawksworth and retain the high ground free from development, both important to the overall character of the estate.

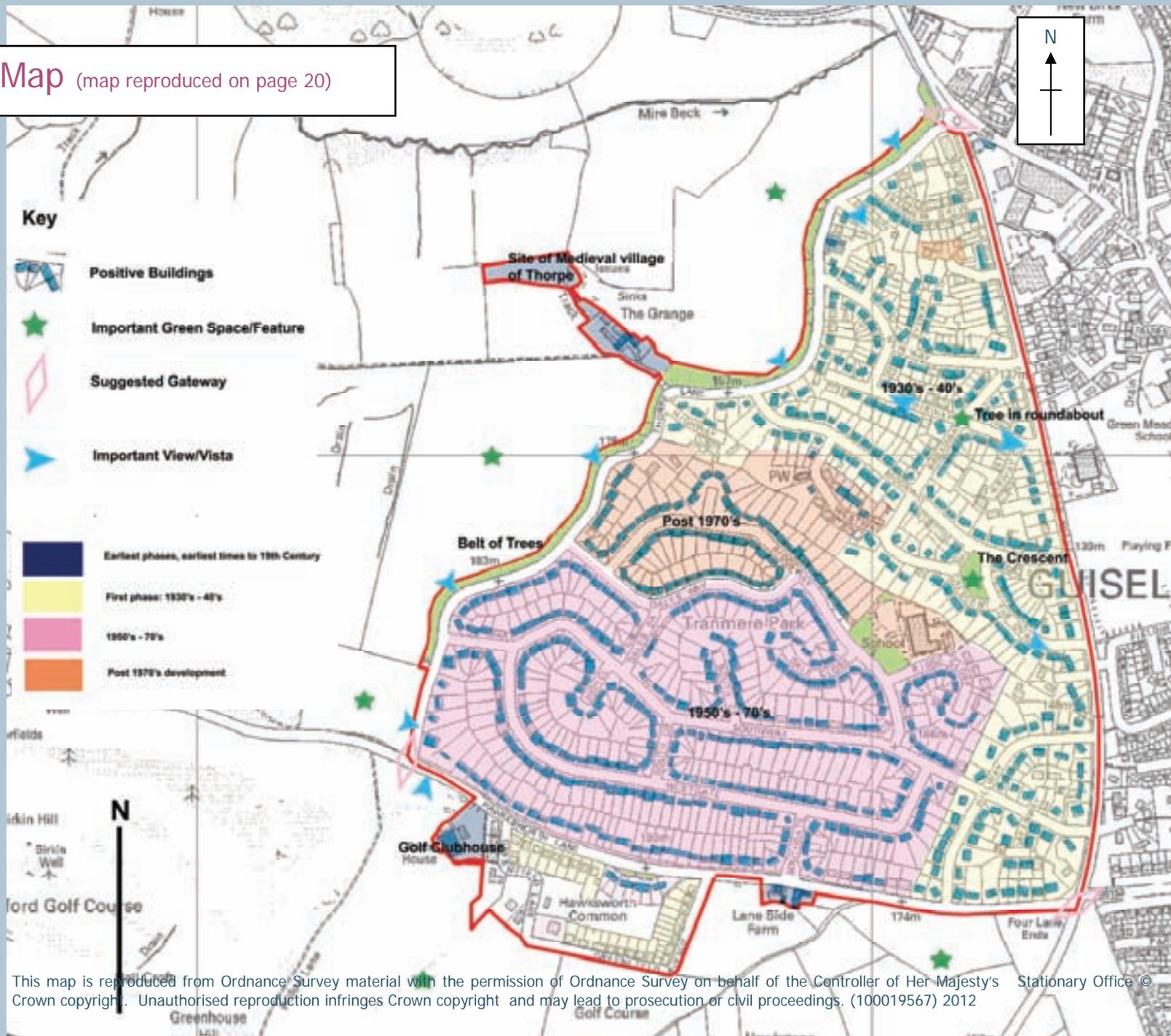
- **Wide ranging views over open countryside.**
- **Sense of a classic Yorkshire countryside setting defined by open pastoral landscape and stone walls.**
- **Views within the estate are gradually revealing, providing interest and variety.**



Top: The classic pastoral landscape of Yorkshire and below: The views to the former High Royds Hospital and the associated Historic Park and Garden are key and provide a unique attraction to the area.

- **Buildings, trees, hedges and boundary treatments frame views and enclose spaces.**

Analysis Map (map reproduced on page 20)



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Character Analysis

Estate Greenscape

The dominance of greenspace throughout the estate is a defining characteristic of Tranmere. Although some erosion of this character has taken place over the years through the paving over of front gardens and the removal of hedges and trees, the overriding appearance is still one of houses within a landscape setting. Wide grass verges alongside roads, mature gardens and soft landscaped boundary treatments are some of the main characteristics.

The landscaped gardens and greenspaces also help to provide a valuable habitat corridor which attracts wildlife and provides a certain amount of resilience to climate change.

- **Mature and landscaped gardens with hedges, low boundary walls and foliage enhance the 'Garden City' feel.**
- **Grass verges and trees alongside the highway lessen the impact of the road and calm traffic speeds.**
- **Trees of various maturity and species help to define Tranmere and ensure continuity into the future.**
- **Open Green space of The Oval creates an important focal point.**
- **Rural edge to Thorpe Lane manages the transition from settlement to open countryside.**



Above: Thorpe Lane maintains the appearance of a country lane and successfully marks the transition from suburban to rural.



Above: The green space of the estate is mature and well managed with attractive street trees and boundary hedges.



Left: Trees like this one provide natural traffic calming and are unique to Tranmere providing interest and a certain novelty to the environment.



The quintessentially English style of house sporting vernacular influences.

Built Form

Tranmere Park Estate has a broad range of architectural styles but as a general rule they are firmly based on the Arts and Crafts and English Vernacular style. There are some deviations of this rule however in the small number of one off Moderne Movement houses that were built as special commissions. These homes still abide by the overriding character of the estate and are of high quality with exceptional detail.

Many of the houses in the estate have been altered and modernised with many alterations being sensitive to the overall aesthetics of the area. However, some changes have begun to erode the special architectural and historic interest of Tranmere Park. Such modifications include the insertion of poor plastic UPVC windows, overly large or insensitive

extensions and inappropriate new buildings constructed within gardens.

The overall character of buildings contain the following:

- **A diverse but selective palette of materials including render, timber, clay tiles and natural stone.**
- **Simple, traditionally inspired architectural forms such as gables, hipped roofs, chimneys, modest dormer windows.**
- **Details such as 1930's motifs, mullioned windows, feature string courses etc.**

Some elements that make Tranmere Unique: The Arts and Crafts motifs, stone mullions and windows with Crittall metal glazing bars, (an increasingly rare sight in Tranmere.)



Character Analysis

Positive Buildings:

Tranmere Park Estate has a broad range of architectural styles. These play a key role in the overall aesthetics of the area and contribute to its variety, however they are all based upon the core values that were defined by the Priors and Taylor Appleyard.

One of the main issues to affect Conservation Areas in general is the insertion of UPVC windows. Such modifications can have a harmful effect upon property values when historic

windows are replaced. In Tranmere many UPVC window modifications are not as harmful as some areas but they have altered and affected the overall look and character of the area. Secondary glazing, or new fitted double glazed glass would have maintained the of the Conservation Area character



better and is generally cheaper to install.

There are many positive buildings in Tranmere. Most of the buildings along Hawksworth Lane, Bradford Road and Thorpe Lane are classified as positive buildings. They make a positive contribution to the overall character of Tranmere by being one or more of the following:

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

Buildings of Historic Interest:

Thorpe Farm is Grade II listed and recorded as the probable site of the medieval settlement of Thorpe, as an area of archaeological interest.

Lane Side Farmhouse and outbuilding; Grade II 18th century house and outbuilding, (outbuilding listed as rare ancillary structure)

Left: Laneside Farm and some of the many positive buildings of Tranmere.

No3 The Highway sports some fine mosaic panels by John Cooper who was the founder and president of the East London (Art) Group in the 1920's and 30's. The group were disbanded before the Second World War but represent an important aspect of British Art in this inter war period. At the time they had supporters such as Aldous Huxley and Arnold Bennet.



Above; The East London Group were working at a time of optimism in Britain in the 1920's and 30's. Their art became an important record both stylistically and socially of this period.



The various styles of Tranmere Park. The continuity and variety is kept together by the overriding Arts and Crafts style, materials, landscape and inherent quality. The use of white render is an important unifying material and is used on many properties within the estate. The Modernist classic Art Deco House (left) is a rarity in Tranmere Park and was reputed to have been built as a deliberate departure from the overriding character and was Taylor Appleyard's response to early movement Modernism.



Management Plan

Opportunities for management and enhancement

Tranmere Park has retained its core aesthetics for over 80 years. The continuity of this character is a key attraction to the area and represents a primary reason as to why Tranmere Park is considered historically unique. In order to preserve this character it is important that the special characteristics are acknowledged and respected, with their influence being used to inform change into the future. This management plan is intended to



highlight ways in which future development can help to enhance and preserve the special character of the Conservation Area. Such positive management will ensure the ongoing protection and distinctiveness of Tranmere Park.

Sensitive new development in the conservation area

To be successful, any future development within the conservation area needs to be mindful of the local character and the overriding principles of the estate, whilst at the same time being distinctly of the 21st century and addressing contemporary issues such as Environmental Sustainability.

Successful new development in Tranmere Park will;

- **Relate well to the geography, landscape and history of the place and the lay of the land**
- **Respect the core principles of the Arts & Crafts and 'Prior Vision' and use this to influence new development.**
- **Retain and ensure the continuity of the estate as an area where houses sit comfortably and sensitively into a robust landscaped setting in well sized, mature gardens.**
- **Respect important views along streets and to the surrounding open countryside.**
- **Respect the scale and setting of neighbouring buildings**

- **Retain historic boundary walls, garden plots and garden settings especially to the fronts of houses.**
- **Use materials and building methods which are as high in quality as those used in existing buildings**

Action:
New development should respond sensitively and creatively to the historic environment and be based upon the 'Prior Vision' that has ensured the remarkable continuity of the estate for the past 80 years.

Protect surviving historic architectural forms

There has been loss of traditional architectural detailing in the conservation area. Replacement of windows, doors and roofing materials with inappropriate materials can have an undesirable impact upon individual



The retention of original windows and glazing enhances the historic character of the area.

buildings and the wider streetscape. This cumulative change is particularly noticeable in Tranmere Park where the original uniformity and attention to detail can be weakened.

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

Tree management and Landscape

Conservation Area designation affords some degree of protection to mature trees. Positive tree management can ensure future generations continue to enjoy the rich green environment and landscape setting that we have today. Non native species such as leylandii can also cause disruption to this natural balance and native trees should be considered first. Landscape verges should be kept free from low shrub planting or from encroachments of people's gardens in order to protect pedestrian refuges and footpaths.

Action:
In order to retain the landscaped character of the estate any mature trees lost to age, damage or disease should be replaced and replanted. Opportunities should be taken to replant native hardwood trees (especially highway verge trees) to ensure continuity of tree coverage. Landscape verges should be kept free from shrub planting and garden extensions into verges should be resisted.

Examples of opportunities for enhancement of the Conservation Area

'Infill' development

Many of the buildings in the Conservation Area lay in sizeable gardens and this is a core characteristic of Tranmere Park. Inappropriate infill development has in the past harmed the character of the area by altering the relationship between existing buildings and the spaces around them. Intensification of development which disrupts the character of the area should be resisted. The scale, massing and proportion of buildings as well as the spaces between them are important in retaining the character of the Conservation Area.



Inappropriate infill can have a detrimental impact upon the Conservation Area

Action:
Any development proposing the infill of a site, or the subdivision of a plot, should be resisted in all but exceptional circumstances.

Street Trees, Verges and Landscaping

Landscaping, verges and street trees are characteristics to be retained into the future and where trees are unsafe or are damaged, appropriate replacements should be sought. Grass verges are also highly important and the replacement of verges with pavement or vehicle crossings would seriously undermine the character of the estate.

Action:
Protect landscaping, retain verges and highway trees. Where trees are unsafe appropriate replanting should occur.



The importance of street trees, verges and landscaping can clearly be seen in this photograph

Front Gardens

The paving of front garden areas and removal of boundary planting and hedges can have a serious impact upon the garden setting of Tranmere. The wholesale removal of boundary shrubs, trees and hedges and paving over of front lawns should be avoided. Some extension to parking may be appropriate providing an amount of landscape is retained. Boundary treatments should be of traditional materials, i.e low stone walls. Walls and railings above 1m in height adjacent to a highway require Planning Permission.

Action:
Protect front gardens from excessive hard landscaping. Ensure such developments retain hedges, trees and elements of lawn and are shielded from the street by further planting.



Front gardens are important elements of the setting of properties and the overall character of the estate.

Parade of shops on Bradford Road

The parade of shops on Bradford Road has the potential to become a truly distinctive and unique local centre. The Art Deco styling is unique to this area and contributes to the overall aesthetics and Sense of Place of Tranmere.

Action:
As opportunities arise, develop an enhancement scheme for the parade of shops based upon its existing Architectural forms and details. Consider uniform shop frontages and repair and reinstatement of historic windows.

Attention could also be paid to the frontage of the parade that would benefit from better quality paving or landscaping and possibly provide outside seating areas for customers.



The Art Deco parade of shops is an asset for this area and has the potential to become a highly desirable place to shop and do business.

Examples of opportunities for enhancement of the conservation area

Protect archaeological remains

Some areas around Tranmere Park have the potential to inform the archaeological record for the area. This is especially true of the area of The Grange (formerly Thorpe Farm) and its associated Medieval village. Development which may disturb archaeological remains may require a watching brief to ensure the preservation of archaeological finds.

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



The Grange is located in the area of the Medieval settlement of Thorpe or Little Hawkesworth.

Street lighting and Signage

The street lights and signage in Tranmere Park are relatively unobtrusive. New lighting columns should respect the eaves heights of adjacent buildings and their installation should be sensitive to the roots of trees and verges so as not to cause any long term harm. Tall lighting columns should be avoided and excessive signage should be avoided.

Action:
Streetlights should be powder coated black and excessive unnecessary signage should be removed.



The street trees dominate this view and the tree in the junction is highly characteristic. Street lights would be improved if powder coated black.

Development affecting the setting of the conservation area

It is important that development around and adjoining the Conservation Area does not harm its setting. Any development in or around the estate which affects the setting of the Conservation Area should have regard to views into and out of the area, the setting of positive buildings and the character of the landscape. Appropriate design and materials should be used in development adjacent to the Conservation Area.

Action:
The impact of development on the character and appearance of the Conservation Area should be considered. This applies equally to development outside the area if it is likely to affect the setting of Tranmere Park.



This car showroom adjoins the Conservation Area. It is clearly modern but retains a quality that respects the quality and integrity of Tranmere Park.

Retention of Details and Features

One of the unique things about Tranmere Park are the details and unique architectural features that many buildings retain. Such things as leaded or stained glass windows, decorative motifs or unusually stylised door frames all contribute to the special character of Tranmere and are a finite resource that once lost can never be replaced. Tranmere Park also has some Nationally important features related to the East London Group of artists and should be retained and celebrated in situ.

Action:
Architectural details and features on buildings should be retained and celebrated.



Stylised details and features contribute to the 'delight' of Tranmere.

Management Plan

Tranmere Park Design Guidance

Tranmere Park is a unique area. The elements that contribute to this unique appeal, or local distinctiveness, are many and varied. This section of the Conservation Area Appraisal is intended to give some general design guidance that can be used to inform potential developments. For instance, pressure for home improvements, building extensions, minor alterations and even energy saving interventions can all have a potentially damaging effect upon the special architectural, historic and distinctive character that makes Tranmere Park a desirable and special place to live. It is intended that this short guide will inform and advise on the most appropriate ways to maintain and enhance the Conservation Area.

Being in a conservation area does not mean that residents cannot alter their houses, but residents should ensure that any alterations preserve or enhance the character and historic interest.

Although the properties in Tranmere Park were built in different decades and styles, they share sufficient similarities to create a homogenous whole. The character of the Estate is defined by elements such as the materials used, the scale of buildings, architectural features such as gables and hipped roofs and the detailed elements and decoration that provide so much unique interest in the houses.

Building Extensions

If planning to extend a property the first thing to consider is the size and scale of the proposed extension. An extension that dominates the existing house or its neighbours will not generally be acceptable. It is usually possible however for a building to 'evolve' and extend whilst maintaining the overall character and aesthetics of the main building.

- **Ensure the extension does not dominate the existing house.** Generally extensions should be subservient to the main house.
- **Utilise a sensitive and complementary palate of materials.** For instance, if the original house has a stone plinth and rendered walls, use this to inspire the extension. White or off white render is also a unifying material throughout the estate.
- **Ensure the extension does not take up excessive garden space.** One of the key characteristics of Tranmere Park are the good sized gardens. By ensuring that adequate garden and landscaping is retained an extension should fit in well to the estate.
- **Consider including details that are characteristic of the main house or locality.** Details such as drip moulds, heads and sills and Arts & Crafts motifs. It may even be possible to consider new interpretations of these elements in a new build.

- **Respect Building Lines**
Building lines can be informal or more obvious (see below left) and they affect our experience of Tranmere and should be respected.

Below is an artist's impression of what may be a suitable extension to this house in Tranmere Park. Photo a) This long sliding roof is an original feature of Tranmere but could easily have been an appropriate extension. b) The strong building line is respected here and the uniformity of the streetscene is unique, and; c) a well thought out garage extension using the same materials including natural stone plinth, render walls and natural slate roof.



a



b



c



Management Plan Tranmere Park Design Guidance

Single Storey Extensions

Single storey extensions are obviously less intrusive than larger developments and are often considered 'Permitted Development', meaning that Planning Permission is not required. However extensions should still respect the garden spaces and the forms, materials and proportions of the estate and the main property. Often Arts and Crafts houses developed rooms within the roof space and these can provide extra accommodation and still be highly

characteristic of Tranmere Park. (see picture below)

Dormer Extensions

Dormer extensions are again features that were used in traditional Arts and Crafts houses but were almost always modest in scale and respected the overall style and materials of the main house. Pitched roof or modest flat roof dormers would be more appropriate and could use materials such as lead or zinc cladding for the dormer sides and fronts with the relevant roofing material to match the house. The image (right) shows what appears to be an original dormer that is modest within the roof slope and uses traditional materials.



Infill Development

Infill development happens where a new building or buildings are proposed within an existing established urban area, usually on a relatively small site. Sometimes infill development can work successfully but the overriding character of the area must be maintained. New dwellings should take their inspiration from the wealth of existing character in terms of proportion, scale, details and materials etc and maintain the all important spaces around and between houses. There are very few sites where infill development would be appropriate in Tranmere Park.



Architectural Style

Conservation Areas do not preclude innovation and new forms of architecture. Indeed the examples of early Moderne Movement houses in Tranmere set a precedent for such innovations. However, any building should have regard to the general proportions, scale and materials of the area. The Early Moderne houses of Taylor Appleyard maintained the proportions of true modernism and work as a result. Contrasting styles or old and new also tend to work when executed using a sensitive and restrained palate and design sensitivity. The English Heritage publication 'Building in Context' gives general guidance on best practice.

Below and below centre: The plot spacing of Tranmere Park is a distinctive feature and there is very little scope for successful infill development in this picture. **Below:** Materials and Herringbone architectural brickwork, one of many and varied motifs and details to be found.



Management Plan

Tranmere Park Design Guidance

Spaces

A unique feature of Tranmere Park is the extent and quality of green space. Good sized gardens, grass verges and robust landscape all contribute to the Sense of Place. In order to maintain and enhance these spaces development that occurs should respect the following criteria;

- **Avoid paving over the whole of garden areas.**
- **If extending a property, maintain adequate garden area to the boundaries.**
- **If trees have to be removed, replant to allow the new tree enough space to grow into the future.**
- **Maintain hedges and verges and reinstate where possible and appropriate.**

Details and Materials

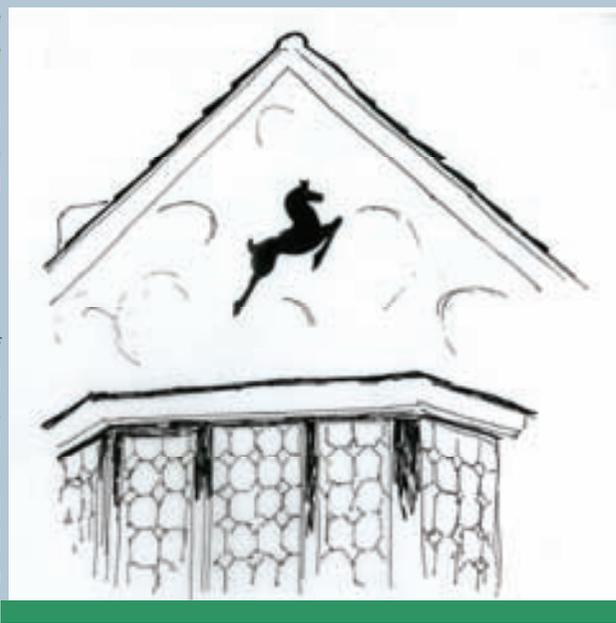
The details and materials of historic buildings are finite and often irreplaceable. Features such as Art Deco motifs, original windows, guttering, or brick and render construction materials all add to the distinctiveness and desirability of Tranmere. In

order to preserve the area into the future consider the following;

Windows and doors

Avoid unnecessarily replacing original windows and doors.

Historic windows and doors can last indefinitely if properly looked after, (and often last longer than plastic which usually starts to erode after 15-20 years!). It needn't be too onerous to repaint windows and doors every few years. The original joinery of houses is often of a far superior quality than new ones that can be bought today and their retention not only makes the area look and feel better, but poor replacements are actually one of the biggest threats to property values. (source English Heritage).



Moreover traditional windows can be retrofitted with new double glazed panes of glass for a much lower cost than replacing the whole window.

Materials

Use materials that are in keeping with the building and area as a whole.

Render, local stone, brick, pantile and slate are all characteristic materials of Tranmere and contribute to its distinctive character. However getting a good match of material is often important to retain continuity. For instance man made slate will erode the character, as will a poor match of brick.

On the earliest phases of development the renders and mortars would have been lime based, this would allow the building to 'breathe' and any water soaked up within the wall could easily escape. A traditional solid wall house



Above: Local gritstone and pantiles all add to the special character of the Conservation Area and should be retained.

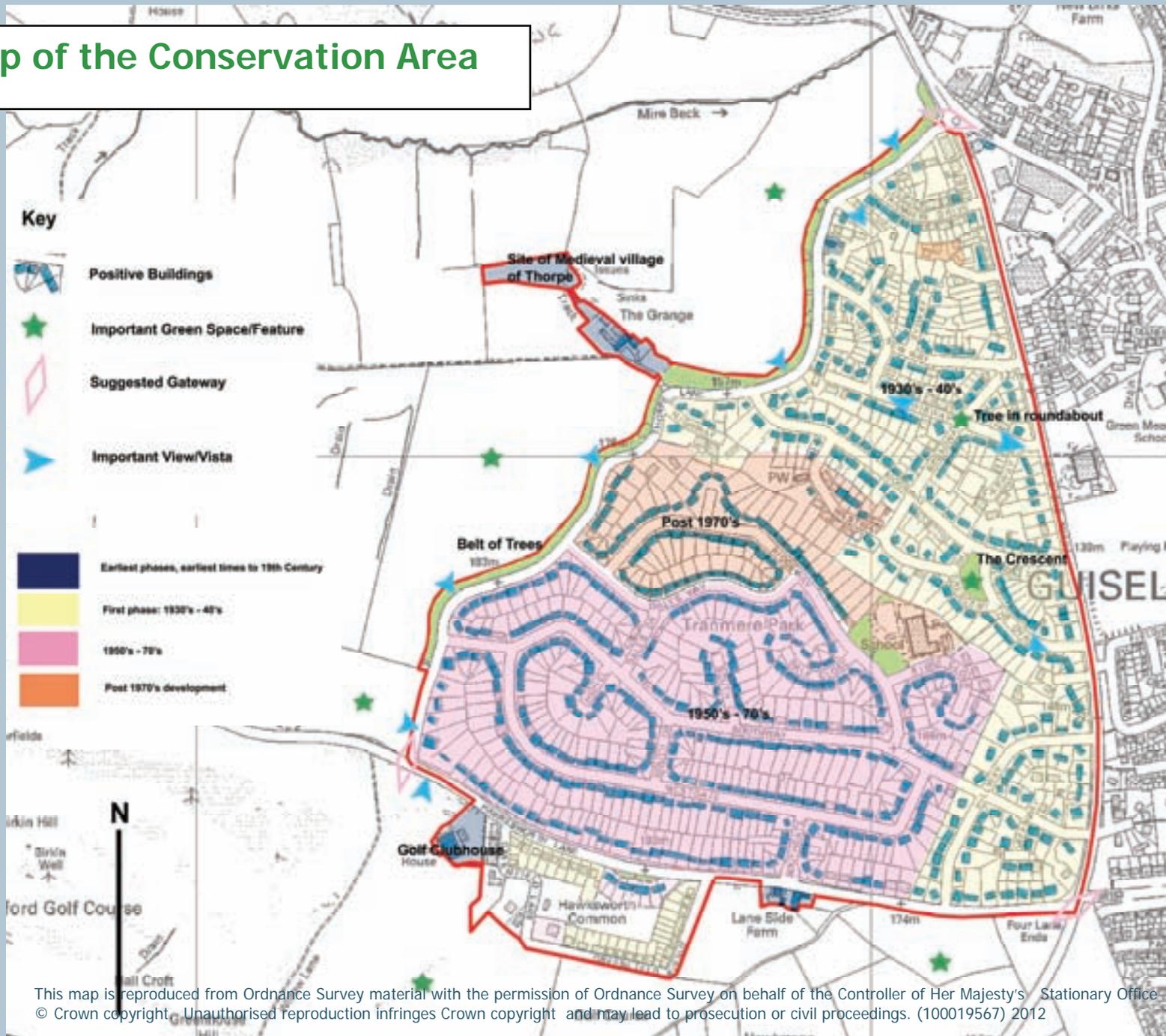
that has a concrete render however may still let in water but due to the solidity of the concrete any trapped moisture cannot escape. This can, and often does, cause damp problems. The remedy is to remove concrete render and replace with a breathable, traditional lime based system.

Inappropriate cement mortar can also have an impact upon stone or brick walls and traditional buildings. Again traditionally lime was used for pointing structures and this again allowed the building to breathe. When this pointing is replaced with cement, the actual wall material is often softer than the cement and this can erode the stone or brick as shown below.



This cement pointing is actually causing damage to this soft sandstone.

Key map of the Conservation Area



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Historic Ordnance Survey maps - www.old-maps.co.uk

Leeds City Council online historic photograph archive - www.leodis.net

East London Group web resource www.eastlondongroup.com

Sources of further information

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

Leeds Civic Trust, Leeds Heritage & Design Centre, 17-19 Wharf Street, Leeds LS2 7EQ
Tel: 0113 243 9594

Email: office@leedscivictrust.org.uk website: www.leedscivictrust.org.uk

Victorian Society (West Yorkshire Group), Claremont, 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 website: www.arch.wyjs.org.uk

Tel 0113 214 5814 email: leeds@wyjs.org.uk website: www.archives.wyjs.org.uk

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Finding Out More

What is a conservation area?

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

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

What does Conservation Area status mean?

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

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

which to decide to impose restrictions.

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

Change is inevitable in most conservation areas and it is not the intention of the designation to prevent the continued evolution of places. The challenge within conservation areas is to manage change in a way that maintains, reinforces and enhances the special qualities of the area. Conservation area requirements (where applicable and notwithstanding any other previously required planning consents) are not applied retrospectively.

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 Tranmere Park by:

- assessing 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
- National Planning Policy Framework 2012
- 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 Unitary Development Plan.

Community involvement and adoption

This is the final version of the Appraisal adopted by Leeds City Council in March, 2013. Prior to this public consultation took place between the 14th December, 2012 and the 31st January 2013. A public exhibition was displayed in Guiseley Library for the duration of the

consultation and a public meeting was held in Tranmere Park primary school on the 9th January, 2013. Comments were assessed and recorded by Officers and comments were used to improve this document and to reflect locality concerns. Comments and the draft appraisal were also reported to Planning Board whereby comments were summarised and issues discussed with Chief Officers ultimately agreeing the boundary, wording and recommendations contained herein.

This document is available to view and download on the Council's website - www.leeds.gov.uk/conservation