

Key issues

The immediate surrounding area is residential in character interspersed with the occasional commercial property

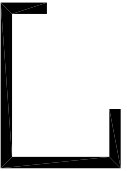
The scale, massing, height, materials and key frontages of new buildings should respond to the positive aspects of the surrounding area

The scheme should be sensitively designed, must be a "good neighbour" and should contribute to a sense of place, quality and character and take guidance from the City Councils "Neighbourhoods for Living" guide, "Building for Tomorrow Today Sustainable Design and Construction" (2011) and "Secure by Design" (2007)

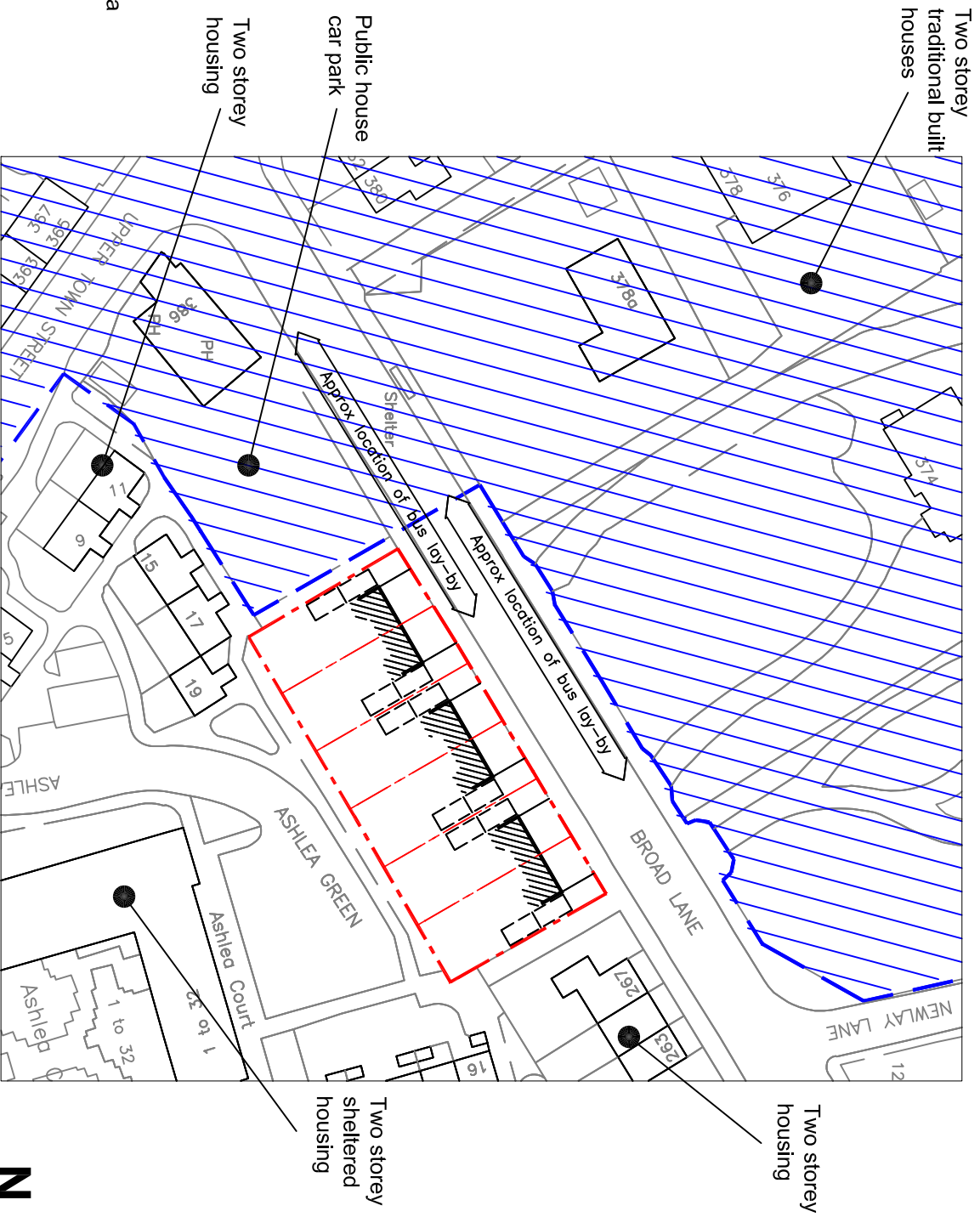
The site is devoid of landscaping features. New planting should be provided to help assimilate the development into the site



Bramley Town Conservation Area



Primary house frontage



THE SITE KNOWN AS Land at Broad Lane, Bramley, Leeds
 Urban Design Framework Drawing
 April 2014 Sustainable Development (NK)