



**Bramham 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.**

# Bramham

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions - 17th May 2010.

## Introduction

### Summary of Special Interest

Bramham is a small village lying in the north-east corner of the Leeds District, just south of Clifford. The settlement has a long history and its original radial form remains strongly in evidence through its road pattern, however traditional plot boundaries have been obscured. Of particular interest is its proximity to the Great North Road and the Roman Road from Ilkley to York.

Its historic core has a strong, unified character and traditional buildings predominate.

The village remains a quiet, rural settlement with a fine grain form of development around its historic core and a coarser grain characterising more recent development. Its buildings are constructed from locally quarried magnesian limestone and this gives the settlement a sense of unity.

### Summary of Issues

Bramham's historic character remains strong along Front Street, Low Way, High Street and around the church. However historic plot boundaries have been largely lost and recent developments show that there are particular threats to the character and appearance of the conservation area.

The medieval plan form of burgage plots has been severely eroded by the creation of the developments around Folly Lane and Freely Lane. Although the majority of these developments are of good quality, in some instances subordinate elements such as porches and garages have not been of an appropriate scale. Some developments have also failed to appropriately respect the rural vernacular style of the village. Further inappropriate development within the conservation area will continue to erode the traditional nature of the settlement and will harm the character and appearance of the village.

Extensions to existing dwellings should be carefully designed to take account of their context. Magnesian limestone remains the predominant building material within the conservation area ; a rural vernacular style is the principal form. In order to maintain the character of the village new development should respect these characteristics.

Many buildings appear to have lost



An aerial view of Bramham showing its location to the south of Clifford. The A1, (the old Great North Road) lies just to the west . Until the 1960's the road ran through the centre of the village.

traditional details and this does have an impact upon the integrity of the settlement. Plastic is gradually replacing wood and few houses have retained original sash or Yorkshire slider windows. As few buildings in the settlement are listed traditional architectural details are not protected from removal or alteration and there is a high risk that further losses will occur.

Boundary treatments are important in defining the character and appearance of a place. As in many of the villages in the surrounding area the front boundaries of properties are usually formed by low stone walls or hedges. Tall boundary treatments or those constructed of inappropriate materials are rare.



# Assessing the Special Interest

## Location and setting

Bramham is a small village in the north-east corner of the Leeds district, 4.5m miles (7km) south-east of Wetherby and 1.0 (1.5km) south of Clifford. The surrounding landscape is formed of gently rolling, predominantly arable farmland, with large fields bordered by low gapped hedges with occasional hedgerow trees. Although Bramham lies very close to Clifford it is visually separate and has its own very distinctive character.

## General character and plan form

Unlike other settlements within the area Bramham has a distinct radial village form with the site of the war memorial marking the point at which many of its roads meet. Initially development was centred around the churchyard and High Street, though 20th century development has been focussed to the north-east and south of the village. Little remains of the medieval burgage plots which stretched south from High Street toward what is now Folly Lane, as recent development has obscured former plot boundaries.

The character of the conservation area is influenced by the near universal use of magnesian limestone. Vernacular buildings are typical of the village.



Solid Geology of Bramham

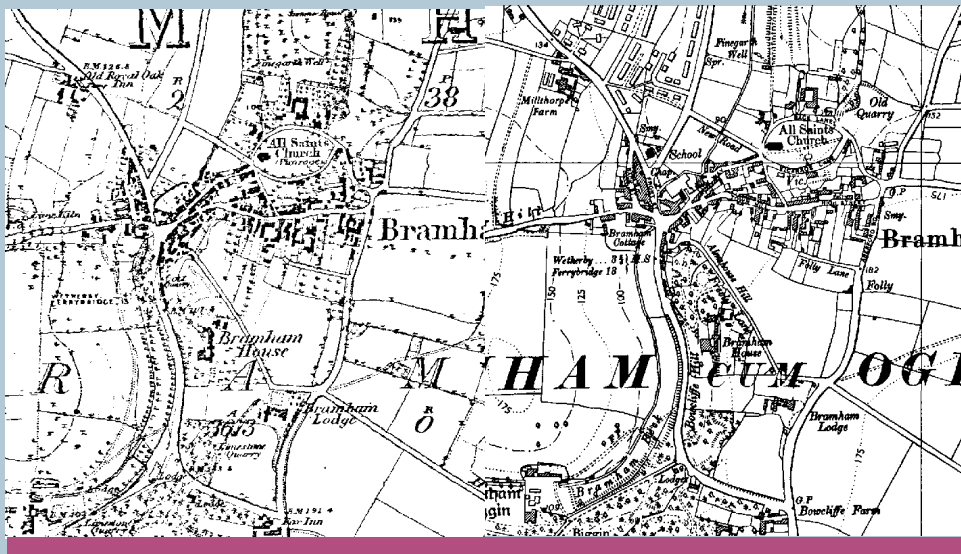
## Geology, topography and landscape setting

Bramham lies on the southern magnesian limestone ridge, a narrow belt of Permian limestone which runs north-south from North Yorkshire to north Nottinghamshire. The stone is a pale, fine-grained material and is the predominant building material in the village. The stone was quarried locally from sites around the village.

Small deposits of calcareous mudstone lie to the north and south of Bramham village.

The landscape is gently undulating, marking a transition between the Vale of York to the east and the Pennine fringe to the west. Fields are generally large, bounded by low thorn hedges with some large hedgerow trees.

The open areas to the south of the village are important green spaces which contain many fine specimens of mature trees and are important to the setting of the village, in particular its approach from the south.



Historic maps of Bramham: 1849 (left) 1958 (right).

## Origins and Evolution

### Prehistoric, Roman and Anglo Saxon

Bramham is undoubtedly a very old village. Its distinctively shaped churchyard is evidence of early occupation and there are extensive remains of Iron Age, Roman and Romano-British settlement around Bramham (circa 400 BC—600 AD). The physical remains of enclosures, trackways, ditches and field boundaries lie to the west, south-west, south-east and south of the conservation area and are visible as cropmarks on aerial photographs. Several archaeological finds have been recorded and these included coins, jewellery and pottery shards. The two coins were a silver denarius of Domitian dating to 73 AD and a coin of Antoninus Pius dating to



All Saint's Church Yard as viewed from Back Lane. Its oval churchyard is indicative of a very early structure on the site. The present church mainly dates from the 19th century.



Traditional stone properties on High Street. The buildings in the centre of the picture running away into the distance give an indication of the traditional, elongated burgage plots. These have been largely obscured in Bramham.

the 1st or 2nd century AD. The other finds were a cobalt blue glass bead and sherds of Roman grey ware dating from 43 AD to 410 AD. Bramham lies at the cross roads of two Roman Roads, these are the Great North Road, the predecessor of the A1 which ran north-south, and the road from York to Ilkley which ran east-west. Another small road which ran east-west was located to the south of the conservation area. It is possible that there was a small Roman settlement focussed on the crossroads of the two larger roads; this is now the triangular area of land occupied by the

war memorial. The oval shaped churchyard suggests that there may have been a late Roman church in the centre. Although the current church has been extensively rebuilt there was likely an Anglo-Saxon church on the current site. The discovery in 1935 of a bodkin dating from 1000 AD also points to Anglo-Saxon activity within the area.

### Norman and Medieval

The earliest documentary evidence of Bramham occurs in the Domesday Book where it is recorded as 'Braham'. The name has old English origins and translates as 'homestead amongst the broom'. Later documentary evidence (11th century onward) can also be found within the Early Yorkshire Charters. The shape and form of the medieval village



Stone terraces to the north side of High Street. The casement windows shown in the foreground have replaced traditional Yorkshire sliders.



The war memorial sits at the junction of several roads, possibly close to the site of a small Roman encampment.

can be seen on historical maps. The first edition Ordnance Survey map of 1847 shows the radial form of the village with buildings centred around the crossroads by the war memorial and also along High Street and Front Street. The toft and croft layout of medieval Bramham can be suggested to extend south of High Street to what is now Folly Lane and also to extend from Front Street to Back Street. Although many of the old plot boundaries have been obscured by later development a few properties, such as The Barnhouse, still show their linear form.



Terracing (or lynchets) within fields to the North of The Old Hall. These are the result of ploughing on a slope over many years. These are assumed to be of medieval origin.

Aside from documentary evidence there is also further physical evidence of the medieval settlement; within the church there are Medieval cross slab grave covers of twelfth and fifteenth century date and the land has also been shaped. Large areas of medieval and post-medieval ridge and furrow can be seen as cropmarks and earthworks on aerial photographs and the vertical cliffs toward the east of the conservation area may be evidence of quarrying activity. Documentary sources suggest that Dolomitic limestone was quarried at Bramham during the early fifteenth century, probably in the three locations marked on the first edition OS map. There is also a possible site of a medieval or post-medieval lime kiln to the east of the conservation area.

Also of particular interest is a series of

four earthen lynchets located in the field to the north of The Old Hall. These lynchets are thought to be the remains of years of medieval ploughing along a slope and their survival is now uncommon in West Yorkshire.

### Post-medieval

There is little obvious physical evidence of the impact of the early modern era upon Bramham. Old Hall House appears to be one of the older structures within the village and its date stone shows 1681 although the property has been subsequently remodelled.



Laurel Farm House, High Street. The date stone is a later copy and, as can be seen from the picture, the doorway has been altered from a simpler, squarer form.



The Old Vicarage, Vicarage Lane. Its mullioned windows and moulded drip courses suggest a 17th century

The Old Vicarage also dates from the late seventeenth century and initially the property appears to have been a larger building set within more expansive grounds which curved around a substantial part of the church yard. The new vicarage was built in the mid twentieth century and subdivided the plot.

Other dwellings such as The Old Malt Kiln, Heygate Farm, The Old Vicarage and Hillside also probably date from this period, though the latter is reported to contain some evidence of an earlier timber framed building. Two coin weights dating from 1612-1625 and a 17th century cast lead harness mount have also been found within the conservation area.

Early historical maps appear to record two coaching inns within Bramham, Fox



Rear of The Old Barn, Bowcliffe Farm, Great North Road, site of The Old Fox Inn. Now a private dwelling the building has obviously been remodelled and was possibly rebuilt in the 19th century. Although the mullioned windows are an attractive feature of the building, more recent windows are less attractive. The lower left hand window shows how important it is to replicate all aspects of original windows, including the reveal.

Properly restored windows, such as that pictured below, can add value and character to a property.



September Cottage, Low Way.

Inn to the south and Old Royal Oak Inn to the north. Fox Inn later becomes Bowcliffe Farm and whilst the building has been obvious remodelled, mullioned windows and a moulded drip-course to the rear of a barn building, suggest earlier original elements which have been later copied.

### Nineteenth Century

The nineteenth century also made its mark upon Bramham, although this was more to the wider landscape than to the village itself. The act of enclosure changed the pattern of field boundaries and large houses such as Bowcliffe Hall and Bramham Park gave a formality to the landscape around the village. Within the conservation area properties such as Bramham Lodge were built in the early part of the nineteenth century.



The original entrance to Bramham House, Bowcliffe Road. The stone boundary wall and vegetation are important features on the approach to the village from the south.



Bramham House. The stone built property is a handsome dwelling which could be the focus of a development opportunity.

Bramham House was built in 1806 by a local vicar, Robert Bownas. The property was sold to the City Council after the second world war and became a children's home. Although it is now vacant and in a poor state of repair, its grounds play an important role in the conservation area; stretching between Bowcliffe Road and Freely Lane the mature trees and vegetation are an important part of the landscape of the village.

It is known through records that there was a school in Bramham by the late 1700's, though its construction date is not known. The school was rebuilt during the 1800's through subscription, but had a relatively short life as it was demolished in the 1960's when a new school was built on the outskirts of the village.

### Twentieth Century

The twentieth century has had a large impact upon the historical core of Bramham. Mid twentieth century housing developments have obscured the linear arrangement of strips running back from Front Street and this trend has continued in recent years with the developments around Folly Lane. Whilst some recent development has respected the character of the village, there are other areas of housing which have not been so successful.

The largest change to the conservation area has undoubtedly been the creation of the A1 bypass which routed the road out of the village and helped to return its character to that of a typical rural settlement.



Although the houses respect the simple shapes and forms typical of dwellings within the village, the porches are out of scale elements which appear bulky and overdominant.



New development which respects the rural vernacular style as well as the pattern of historic development makes a positive contribution to the character of the village.

# Character Analysis

## Spatial Analysis

### Settlement form

Bramham's settlement form is largely typical of a radial village; it has houses laid out in a linear pattern along its roads which all lead toward a central, open core, now the site of the war memorial. It is possible still to find traces of the toft and croft form of the early settlement to the southern side of High Street, though its most obvious ancient remnant are the Roman roads which run north-south and east-west through the village.

### Activity and grain

The built environment of Bramham is a mix of fine and coarse grained development and it is possible to suggest three distinct character areas which are outlined on pages 14-16.

Its historic core is largely fine-grained with a mixture of terraces and detached dwellings clustered around Front Street, Low Way, Town Hill and the churchyard. Many older dwellings front the pavement edge though some are set back a little way behind stone boundary walls.

Within the centre of the village there is post office, garage, a pub, the village hall and the old people's shelter, all of which mean that activity levels within the historic core are relatively high compared to other nearby villages. This level of activity forms a key part of the

character of the village, however there are some negative aspects such as the predominance of cars around the garage site. The nineteenth and twentieth century houses have a coarser-grained form. To the south of the village there are two large dwellings set within formal grounds with mature landscaping and closer to the core of the village are large areas of twentieth century housing. These developments reflect the expectations of twentieth century living and the houses are often set within medium sized plots with small front and rear gardens.

Activity levels toward the outer edges of the village are low although the children's playground, recreation ground and allotments provide some focus for activity. Overall the village has a strong sense of remaining a quiet rural community.

### Character of spaces and green space

Bramham's conservation area has a central core of built development and an outer rim of open space.

Within the conservation area the recreation ground and the land surrounding Bramham Lodge and Bramham House are important green areas, although the topography of the village means that these spaces cannot be easily seen from the north or east. This said, the mature trees which are present within these areas are visible for much longer distances and have a

positive impact upon the character and appearance of the village.

Agricultural land surrounds the area to the north and east with the more formal settings of Bramham Park and Biggin Park to the west and south west.

Within the heart of the village there is a more enclosed feel, particularly along Low Way, Town Hill and High Street where the steep slopes of the village add to the sense of enclosure. Along the line of the old A1 (Bowcliffe Road and Front Street) the gentle contours of the land and the curve of the road means that from several points views are terminated by buildings, though the low massing of most buildings prevents a sense of dominance or oppression.

Low stone walls provide definition between public and private areas. Vegetation within front gardens helps to soften the appearance of the village.



Looking south over the village toward the parkland beyond. Mature trees and the contours of the land frame the village within a heavily wooded backcloth.

### Key Views

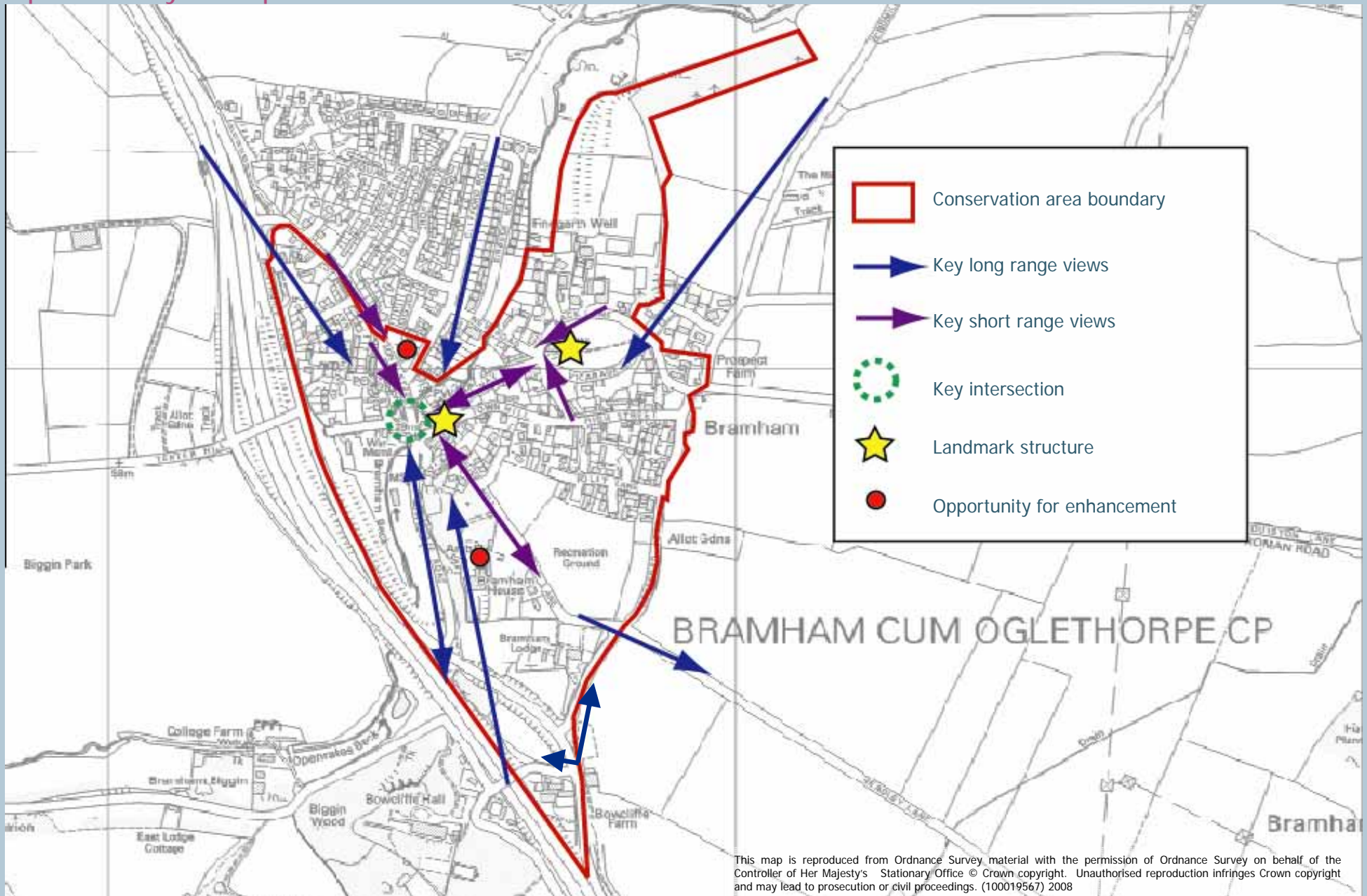
Despite the gradient of Town Hill, Bramham village effectively nestles in a distinct hollow and is therefore not highly visible within the wider landscape, although good views into the village are possible from the outer edges of the settlement.

From within the village itself Town Hill and Almshouse Hill offer commanding views of the houses around the historic core, and views out of the village toward the surrounding agricultural and park land are always important.



Properties which retain traditional details to their windows and doors have a greater sense of historical integrity. Small windows with horizontal emphasis would traditionally have been Yorkshire sliders whilst larger, vertically emphasised windows (as above) would have sliding sashes.

# Spatial Analysis Map



# Character Analysis

## Built Environment

### Architectural Characteristics

Development in Bramham conservation area has a fairly unified form; it is now primarily a residential settlement and its houses are two storeys in height and reflect the simple shapes and forms of vernacular architecture from the 17th century onward. Dwellings are gabled and roof pitches are usually 35 degrees with chimneys a near ubiquitous feature.

Window openings are often small in scale on older properties and there are a mix of styles in evidence. Some dwellings have vertically emphasised hung sash windows whilst others have horizontal emphasised casement windows which have replaced Yorkshire sliders. Traditional wooden windows are no longer the dominant form in the village and this has a negative impact upon the integrity of its character.

### Landmarks

The church and churchyard, in particular the distinctive Lych Gate, are the most obvious landmark within the village, though the contours of the land and the route of roads mean that neither structure is overly visible. The steep cliffs to the east of the conservation area are particularly important to the character of the village, as is the gradient of Town Hill and Vicarage Lane with the stepped roofs of the dwellings along these streets being a key characteristic of the village.

### Local Details

Although the properties within the village display a unified general form the details between buildings can vary significantly. Some buildings display obvious links to their agricultural past, such as wagon arches, whilst many of the cottages have simple stone heads, cills, jambs and lintels to their doors and windows. Architectural mouldings are particularly unusual but are present on the ecclesiastical buildings.

### Materials

Bramham has a relatively unified palate of materials; external walling materials are predominately local magnesian limestone laid in regular courses and the roofs of older dwellings are slate. Many of the more modern houses have red pantile roofs though this is not a strict



Level differences between properties create interest and variety in the streetscene and also help to emphasise the contours of the land.



It is important that new development respects the gradient of the area. It is particularly important that buildings set within prominent locations are appropriately scaled.

differentiation as some older dwellings have been re-roofed.

Brick is an unusual building material within the conservation area; the most notable brick built structure is the old Methodist Chapel on Low Way.

### Boundary Treatments

The type and style of front boundary treatments are important in defining the character of the village. Within

Bramham many houses sit at the back of the pavement edge. However where they are stepped back the majority of houses have stone walls to the road frontage and these vary in height from 1.0m to 2.0m.

Lower walls give views of buildings and their front gardens and contribute to the open and spacious feel of the village. Higher walls can provide definition but can also produce a sense of unwelcome enclosure.

Bramham's walls are constructed of coursed stone with simple coping. Hedging is present to the front of some properties. Both railings and fences are unusual, and often unwelcome, additions.

Care should be taken when planting hedges or trees as inappropriate or alien species can be dominating and harm the character of the conservation area.



Mature trees to the north of the conservation area helps create character.

# Character Analysis

## Character Areas

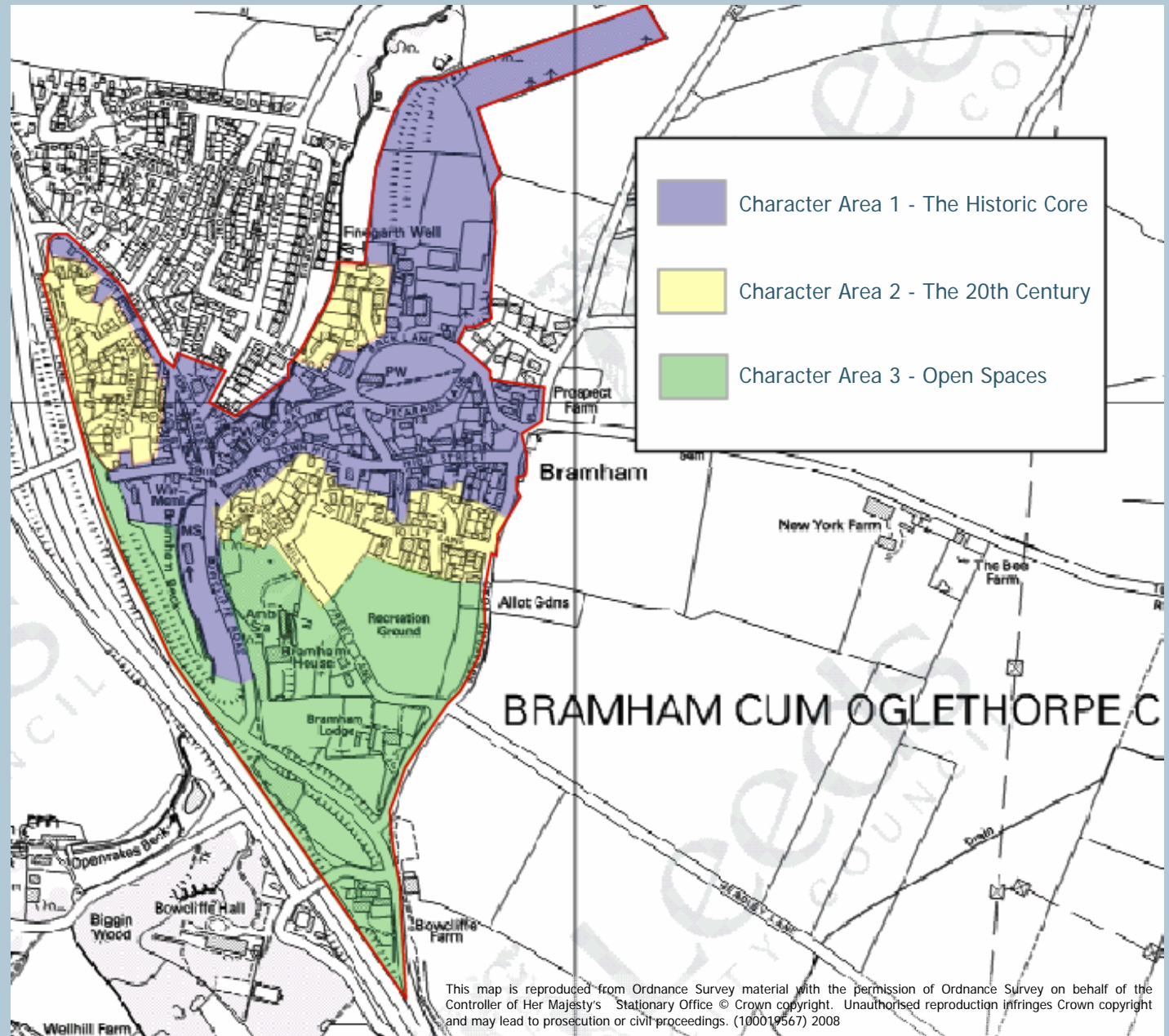
There are sub-areas within the proposed conservation area known as *character areas*, the boundaries of which are often blurred but nonetheless have distinct qualities. The areas have different spatial characters and distinct form and functions generated by their uses. Unifying the character areas is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

## Positive buildings

Within the separate character area maps, buildings are coloured to show the contribution they make to the conservation area. Those coloured green make a positive contribution which 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

There should be a presumption in favour of the retention of positive buildings in all but exceptional circumstances.



# Character Analysis

## Character Area 1 - The Historic Core

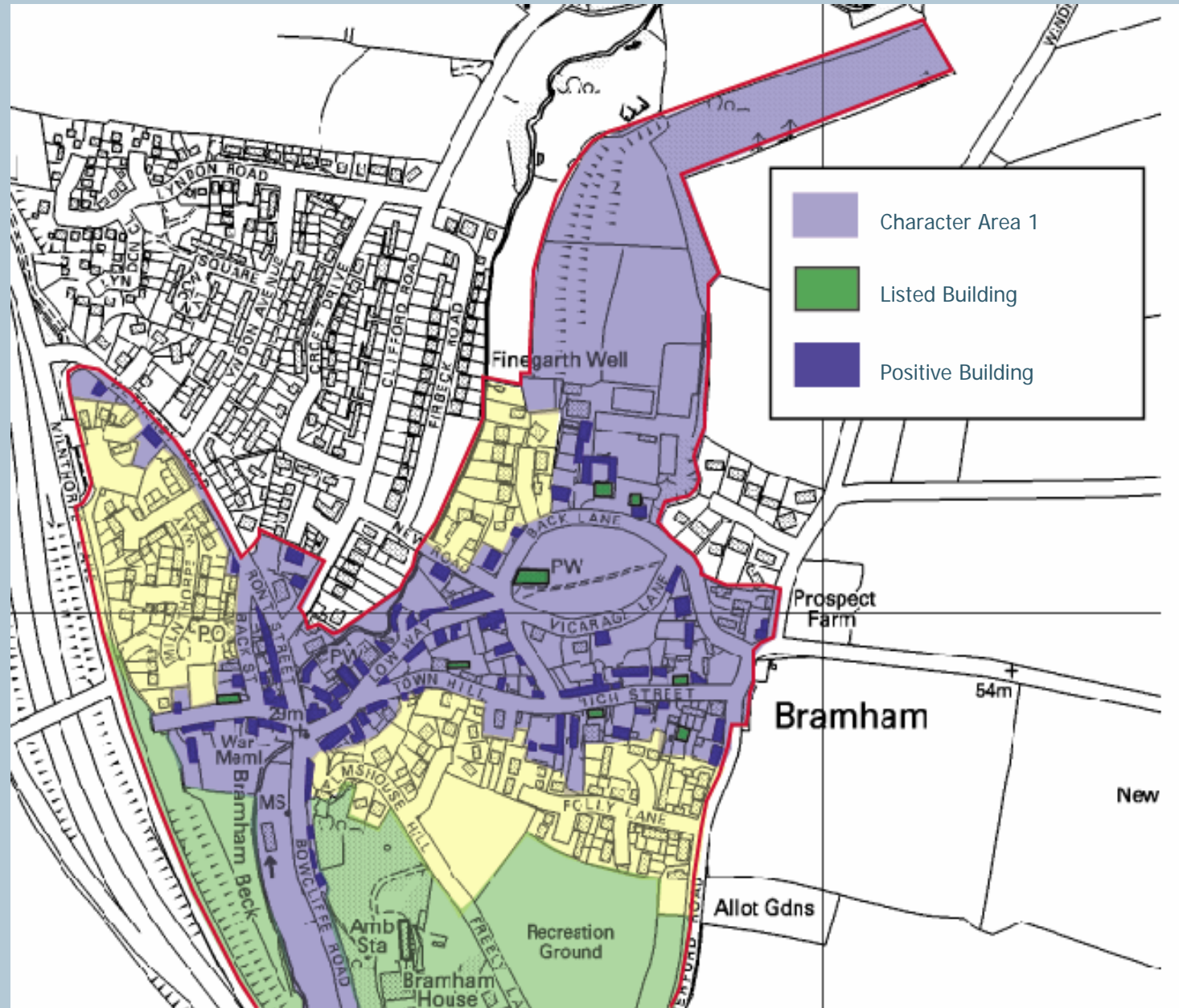
This area is centred around the war memorial and the church, and clearly shows the radial form of early Bramham.

### Key characteristics

- Fine-grain built form;
- Properties front onto the road and often sit at the pavement edge;
- Buildings are generally two storeys in height with a gabled roof form;
- Properties are constructed from coursed magnesian limestone;
- Original roofs are slate, chimneys are a common and positive feature;
- Surviving traditional windows and doors give a sense of historic integrity;
- Properties have a simple appearance with little ornate detailing; dormers are not a typical feature.

### Ways to retain character

- Retention of historic plan form and road layout;
- Retention and reinforcement of fine grain built form;
- Retention of slate roofs and roof line detail;
- New development of an appropriate scale and form;
- Retention and re-instatement of traditional windows, doors and other historic features;
- Safeguard views and spaces between buildings.



## Character Analysis

### Character Area 2 - The 20th Century

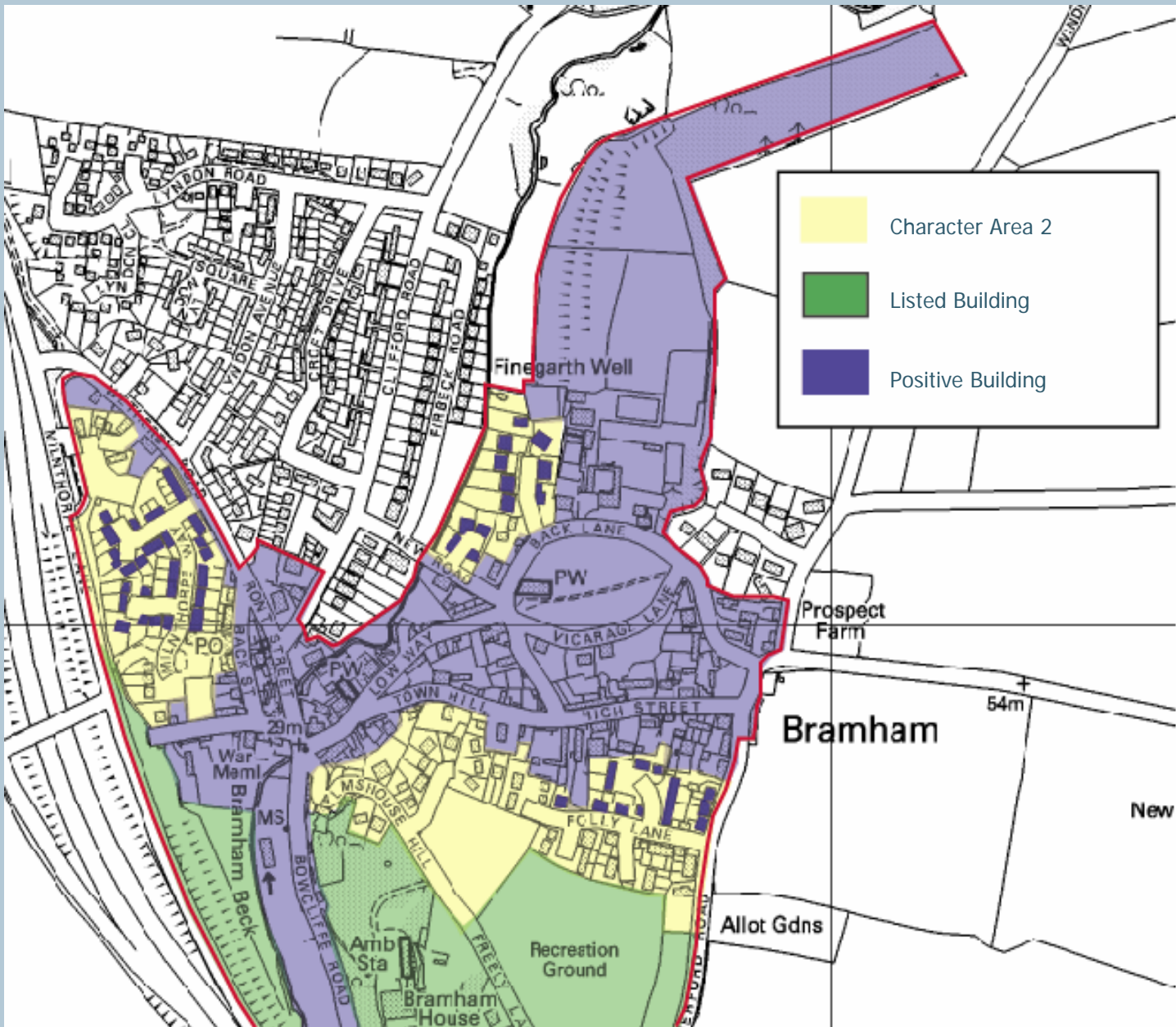
This includes three areas of more modern housing adjacent to the historic core. The appearance of properties varies greatly.

#### Key characteristics

- Medium to coarse-grain built form;
- Cul-de-sac layout predominates;
- Dwellings set within plots of varying sizes but usually sited back from street frontage;
- Buildings are one and two storeys in height, usually with a gabled roof form;
- Properties are constructed from coursed stone;
- Roofs are often red pantile;
- Properties have a simple appearance with little ornate detailing; dormers are not a typical feature.

#### Ways to retain character

- Retention and reinforcement of grain of built form;
- Resist inappropriate infill development
- New development and extensions of an appropriate scale and form;
- Outbuildings and ancillary structures to remain subordinate;
- Retention of surviving mature trees;
- Less emphasis on cul-de-sac development;
- Safeguard views and spaces between buildings.



# Character Analysis

## Character Area 3 - Open Spaces

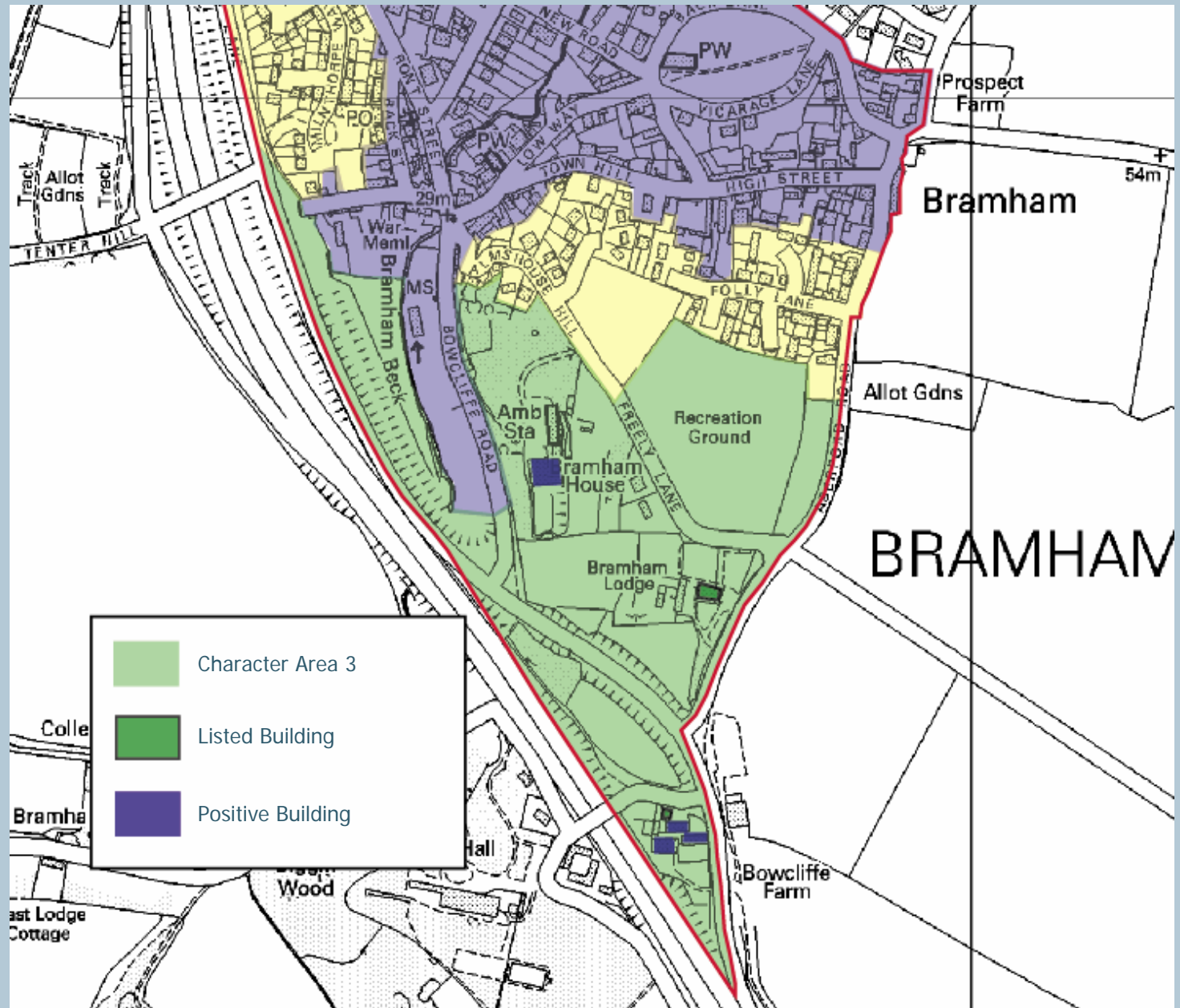
This area is formed by the open areas of the village as well as by the houses and grounds of Bramham Lodge and Bramham House. To the very south the old Bowcliffe Farm forms its southern extent

### Key characteristics

- Large open areas with mature tree planting in varying densities;
- Bramham Lodge and Bramham House are high status dwellings set within large plots whilst the old Bowcliffe Farm has a finer grain of development;
- Properties are constructed from coursed magnesian limestone;
- Roofs are slate;
- Properties have a simple appearance with little ornate detailing; dormers are not a typical feature.

### Ways to retain character

- Retention of mature tree cover is essential to the character of the area;
- New development, extensions or conversions must respect the semi-rural setting of the area;
- New development, extensions or conversions must not harm the character and appearance of existing positive buildings;
- Safeguard views and spaces between buildings.



## Management Plan

### Opportunities for management and enhancement

Bramham is an attractive village which retains its historic character. This management plan sets out a number of principles to guide any future changes in the conservation area. Positive conservation management will ensure the ongoing protection of the village's special character.

### 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 of the village, while at the same time being distinctly of the 21st century and addressing contemporary issues such as sustainability.



Houses with a simple shape and form and little ornamentation are typical of the village

Successful new development in historic areas should:

- 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
- Respect historic boundary walls and retain historic garden plots
- 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)

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

### Protect surviving historic architectural forms

As a result of the limited listed building coverage in the settlement, there has been some incremental loss of traditional architectural detailing in the conservation area. Replacement of windows and doors with inappropriate materials and designs is a negative feature that affects both

individual buildings and the wider streetscape. Retention of chimneys and original painted timber windows is particularly important in retaining the historic character of the area.

**Action:**  
Surviving historic features should be retained and where necessary sympathetically repaired. Opportunities to reinstate lost features should be capitalised upon.

### Protect and promote activity levels within the conservation area.

From the Roman era onward Bramham has been located at a crossroads and as such the village has historically had high levels of activity. The development of the A1 and the rise of motor travel continued this trend and the activity levels within the village are a key part of its character.

**Action:**  
Development proposals which seek to convert commercial properties (in particular those within classes A1 and A3 of the Use Class Order) to residential accommodation shall be resisted.

### Protect archaeological remains

Bramham 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. The possibility of a medieval manor within the grounds of Bramham Old Hall is of particular interest.

**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.



Some buildings are in a poor state of repair. Every effort should be made to reinstate their appearance.

# Management Plan

## Infill and backland development

A number of buildings in the conservation area lie in sizeable plots. These properties and the spaces around them are important to the character of the conservation area. Opportunities for infill development are limited and development which would harm the character of the conservation area by disrupting the relationship between existing buildings and the spaces around them should be resisted.

Intensification of development which would disrupt the character of the conservation area should also be resisted. The subdivision of the linear burgage plots will further erode the medieval plan form of the village and harm its character. The scale, massing and proportion of buildings as well as the spaces between them are important in retaining the character of the conservation area.

### Action:

**There will be a presumption against infill and backland development. Any development proposing the infill of a site or the subdivision of a plot must respond to the scale, massing, layout and distribution of positive structures within the conservation area. The historic toft-and-croft plan should also be respected.**



Key views should be protected from inappropriate development

## Development affecting the setting of the conservation area

Bramham's rural setting makes a significant contribution to its character. Any future development affecting the setting of the conservation area should have regard to views into, out of and within the conservation area, the setting of positive buildings and the character of the landscape. Appropriate design, materials and layout should be used in any 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 conservation area if it is likely to affect the setting of the conservation area.**

## Tree management

Trees make an important contribution to the character of the conservation area, particularly around All Saints Parish and on the edges of the village. The City Council must be notified of any proposal to fell or lop a tree of over 75mm stem diameter in the conservation area. Consideration should be given to ensuring continued tree cover in the future by planning for the succession of over-mature trees. Native species should be favoured.

### Action:

**Mature trees which make a positive contribution to the character of the conservation area should be retained whenever possible. Opportunities should be taken as appropriate to plant young trees to ensure continued existence tree cover in the future.**

## Boundary Treatments

Magnesian limestone boundary walls, pointed in lime mortar, are a positive feature of Bramham. Existing walls above 1 metre next to a road, or 2 metres elsewhere, are protected from demolition in the conservation area. Any new boundary walls in the conservation area should be constructed of local materials and be of appropriate height and coursing to fit well with existing walls. Fencing is atypical of the village and should be resisted.

### Action:

**Stone boundary walls make a positive contribution to the conservation area and will be retained. New boundary treatments should fit with the character of existing boundary walls and should be constructed from matching limestone.**

## Public realm

Bramham's character as a rural village should be respected in the provision of any future public realm enhancements. The design of items of street furniture such as litter bins, benches and bus shelters should be appropriate for the character of the conservation area. The design and siting of road signs should not detract from the character of the conservation area and the use of high-visibility backing boards is not generally appropriate in the conservation area. As at present, road lining should be kept to a minimum. Regard should be had to current "Streets for All" guidance jointly published by English Heritage and the Department for Transport.

### Action:

**The siting and design of road signs and street furniture and the use of surfacing materials should have regard to current "Streets for All" guidance.**

## References

### Publications:

- Cobe and English Heritage, *Building in Context: New development in historic areas* 2001
- Pevsner, N. *Yorkshire West Riding*, London 2009

## Acknowledgements

- The preparation of this report was made possible through funding by the North East Outer Area Committee of Leeds City Council.
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## Where to find out more

Wetherby & District Historical Society is active and has a long history of study of local historic buildings and people. A wide range of original documents, public records and books can also be found in the following locations:

- Wetherby Library (Local History Section)
- Central Library (Local & Family History Section), website: [www.leeds.gov.uk/library](http://www.leeds.gov.uk/library)
- West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds. Their website is: [www.archives.wyjs.org.uk](http://www.archives.wyjs.org.uk)
- West Yorkshire Archaeological Advisory Service, Wakefield. Their website is: [www.archaeology.wyjs.org.uk](http://www.archaeology.wyjs.org.uk)

In addition, much information is available on other websites:

- [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) has early Ordnance Survey maps.

### How to find out more about historic buildings

Leeds Central Library has a large architecture collection which includes books on historic buildings. A useful general book on understanding historic houses is *How Old is Your House?* By Pamela Cunnington (most recent publication 2002). Shire Books also publish a range of excellent short books on historic buildings.

There are a wide range of national societies devoted to the study and conservation of historic buildings. Many of these national bodies have regional groups in Yorkshire.

- Society for the Protection of Ancient Buildings (SPAB) [www.spab.org.uk](http://www.spab.org.uk). A good source of practical information about looking after buildings of all periods.
- Ancient Monuments Society [www.ams.org.uk](http://www.ams.org.uk). Devoted to the study and conservation of ancient monuments, historic building and fine old craftsmanship, with a particular interest in church buildings.
- Georgian Group [www.georgiangroup.org.uk](http://www.georgiangroup.org.uk) Interested in the study and conservation of 18th- and early 19th-century buildings.

- Victorian Society [www.victoriansociety.org.uk](http://www.victoriansociety.org.uk) Interested in the appreciation and conservation of 19th and early 20th century buildings of all types.
- 20th Century Society [www.c20century.org.uk](http://www.c20century.org.uk) Active in promoting appreciation and protection of 20th century architecture.

Adult education courses on historic buildings and/ or local history are sometimes run in the Leeds area. Check with your local provider for current information.

## 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 Bramham 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
- Planning Policy Statement 5: Planning for the Historic Environment
- The Yorkshire and Humber Plan (The Regional Spatial Strategy) May 2008, particularly Policy ENV9 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 document that will ultimately replace the Local Plan.

### Community involvement and adoption

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

- The appraisal and response form being made available through the Council's website;
- The consultation being advertised with a leaflet drop to all residences affected by the boundary change;
- Posters placed around the conservation area advertising the public meeting which took place on 20th February at Bramham Village Hall;
- Details of the consultation placed on Leeds City Council's 'Talking Point' public consultation system;
- The distribution of a press release;
- The holding of a public meeting and drop-in session on 20th February at Bramham Village Hall.

The consultation responses were evaluated and the appraisal was amended in light of comments received if it was deemed appropriate. This document was approved at the Leeds City Council Planning Board meeting in April 2010, with the document becoming a material consideration when applications for change within the conservation area or its setting are considered by the Council from 17th May 2010