

Almshouse Hill

[A recollection by Harry Tindall --- see also Harry 's description of the motor cycle racing which took place on the hill .]

The old lights factory at the bottom [now the derelict area facing on to the Square] occupied a two storey building , the upper floor of which was probably part of the ancient almshouse. The doorway to the upper storey , built in now , can be clearly seen in the wall opposite Hillside Cottage. This room could also be approached up steps from the bottom , and was used around First World War time as a boys ' club and scout hut. The back wall of each storey is now exposed ; upstairs and downstairs left are signs of plastering , indicating that these were internal walls , whereas the rest of downstairs was clearly an external wall , or the wall of a shippen or stable . At one stage horses were stabled below , with coachmen or grooms billeted above.

Before the external walls were demolished , there was a small alcove in the outer wall , in which an ancient figure was positioned , perhaps associated with the almshouse. This can be seen clearly on many of the older photographs of the Square . Unfortunately , the statuette disappeared on demolition.

It was in this building that a waif of a boy from Thorner , deemed not to belong in Bramham , was " cold shaved " all over by local lads in Harry 's time . Cruelty towards anyone from " foreign parts " or deemed to be in some way odd , and bullying , is no new phenomenon !



The Venetian Lights Works , and , below , the site in 2000 before redevelopment.



men who maintained almspeople during their lifetimes, but who failed to make adequate provision from their estates in order to institutionalize their charity. Among these may be noted Dame Alice Nevile's house for two women in Holbeck, built during her lifetime at an estimated charge of £40 and endowed at her death in 1481 with a rent-charge of 13s.¹ Edmund Mauleverer, a gentleman of Bardsey, during his lifetime provided an almshouse at an unknown cost at Bramham, to which at his death in 1494 he gave an annuity of 7s for its future maintenance.² In the same year a gentleman with the improbable name of Sir Martin of the Sea, who had built and maintained an almshouse during his later years, enjoined his wife to continue the care of his almspeople but failed to make specific provision for its endowment.³ Some years later (1511) Thomas St Paul, of the gentry in Badsworth, settled on trustees a cottage and garth near the chapel, valued at £30, for use as an almshouse, but likewise without endowment,⁴ while in 1515 a Hull merchant, Richard Doughty, conveyed by will a tenement valued at £20 to the White Friars to be used permanently as a bedehouse.⁵ A gentleman of Halifax, John Midgeley, in 1533 ordered a house built for the profit of his parish church, which should include space for an almsperson who should there receive free lodging.⁶

There were, in addition, more substantial and enduring foundations established by donors of the county during this early period. A Doncaster mercer, Edmund Brookhouse, who had earlier been in trade in Barnsley, in 1493 founded and built an almshouse in the latter community at a charge of £26 13s. He further stipulated that a couple should live in the premises rent free in exchange for the supervision of the institution. Brookhouse provided an endowment with a capital worth of £33 to ensure the care of seven old and infirm persons, they being husbands and wives 'past their labour'.⁷

¹ PCY 5/106 1481; *Thoresby Soc. Pub.*, XXIV (1919), 61-62. She was the widow of Sir Thomas Nevile. This donor also left £1 and a vestment for church repairs, £14 for prayers, and £6 13s 4d outright for the poor.

² PCY 5/440 1494; *Yorks. Arch. Journal*, XVI (1902), 221-225; *Surtees Soc. Pub.*, LIII (1868), 39-40. Mauleverer also left £11 13s for prayers and 10s for the general uses of the church.

³ PCY 5/453 1494; *Surtees Soc. Pub.*, LIII (1868), 100. Sir Martin took an active part in opposing Edward IV after he landed at Ravenspur. He was a considerable sheep farmer, his will mentioning 800 animals.

⁴ PCY 8/75 1511; *Surtees Soc. Pub.*, LXXIX (1884), 26.

⁵ PCY 9/17 1515; *VCH, Yorks.*, III, 269; *Surtees Soc. Pub.*, LXXIX (1884), 47-48.

⁶ PCY 11/77 1533; *Halifax Antiq. Soc. Papers*, 1908, 39-41.

⁷ *PP* 1826-1827, X, 767; *PP* 1896, LXIII, ii, Silkstone, 5-6, 13; Hunter, *South Yorkshire*, II, 259. There was also a provision that prayers should be offered for the soul of the donor. The endowment may have been regarded as a chantry and was apparently for a time suspect. In 1615, however, an enquiry under the Statute of Charitable Uses restored it.

my feffes, make a sufficient estate in lawe to Edmond Mauleuerer, my son, and to his heyres, in and of v meses withe the gardyns and thair appurtenancez in Yorke,¹ which sum tyme ware William Craven; on condicion ye seid Edmond make, or do to be maid, to William Mauleverer, his brother, a sufficient estate in lawe in and of landez and tenementez, to ye 3erly valu of xls. ouer ye re pryse, to hafe to hym and his heyres mail of his body lawfully begotyn for euer; and for defaute of such isshu, ye seid landez and tenementez to reuerte agayn to ye seid Edmond and his heyres for euer. And yf ye seid Edmond refu(s)e to perfourme hit, than I wille at ye seid Richard and Johan make estate of ye seid v meases² and gardyns to ye seid William Mauleuerere, my son, and to ye heyres mail of his body lawfully begotyn for euer; and for defaute of suche isshu, to remayn to myne heyres with owte eynde. Also I wille y^t William Mauleuerer, my son, pay 3erely to dame Margaret Mauleuerere, my doghtere, duryng hir lyfe, xiij*s.* iij*d.* of money. Also I wille y^t it be lefulle to myn executours to adde or admynysse this my present wille, to ye entent to make hit more lawfulle and strong to fulfille ye true and veray entent thair of. In wyttensse her of I put to my seale. These wittenes, Johan Mauleuerere, Henry Mauleuerere, William Scot, Richard Marshalle, William Marshalle, William Herryson, Thomas Thornton, and other. Giffyn at Wodosom ye Monunday next after ye xv^{oun}³ of Seynt Michelle, in ye 3ere of ye reigne of kyng Henry ye sexte, xxxviii^e (October 16, 1458).⁴

VIII.

WILL OF EDMUND MAULEVERER, ESQ., 1488.⁵

Condo testamentum meum, ac ultimam meam voluntatem declaro in hunc modum. In primis tribuens unicuique quod suum est, do, lego, et commendo animam meam summe et indiuidue Trinitati, beatissime que Virgini⁶ Marie, et omnibus celi ciuibus, corpusque meum.⁷ I wylle y^t my body be had to Bardsay and layd on y^e north syde y^e kyrke in y^e kyrk 3erd by twyx y^e reuestre and y^e lady autur.⁸ Also I wylle y^t my best hors

¹ On June 22, 4 Henry VII. (1489), Henry Popeley, son and heir of John Popeley, gentleman, deceased, conveyed to William Mauleverer and Robert Mauleverer, son and heir apparent of Edmund Mauleverer of Wodosom, esq., five messuages in the suburbs of the city of York, "prout insimul iacent extra barram de Mekillith eiusdem ciuitatis inter terram nuper Willelmi Holbek ex parte una, et viam vocatam Baggergate ex parte altera, et extendunt se in longitudine a regia strata ante usque ad commune fossatum vocatum Kyngesdyke retro;" which the said John Popeley, his father, held together with Robert Mauleverer esquire and Richard Wyman gentleman, deceased, to the use of the said

Robert Mauleverer, of the gift and feoffment of William Craven.

² Messuages. In 1538 a *mease* in North Yorkshire is mentioned (*North Riding Records*, iv., 126).

³ A quinzaine, *i.e.* a fortnight after Michaelmas.

⁴ The seal attached bears a maple leaf.

⁵ This is the draft copy of the will, which was proved at York, January 29, 1493-4 (*Test. Ebor.*, iv., 39). The English is curious.

⁶ *Virgine*.

⁷ The testator's Latin seems to have failed him, and he has not finished the sentence.

⁸ Ex parte boreali ejusdem eccl., extra chorum, ante reuestiarium et altare B.M.V. (*Test. Ebor.*, iv., 40).

and my harness y^t lengyth therto, wyth my harness for my body, y^t is to say, my curesse, my salet,¹ and y^t at lengh therto, to be my cors presand.² Also I wylle there be sett a sertane of serges³ to burn a pon my heth⁴ y^e day of my berealle, and my vij^{te} day, and then to be diuided in Bardsay Kyrk, parte by fore Allhalow, other parte by fore Our Lady, and other parte byfore y^e Santes in y^e kyrk, deuided by discrecion of my sectors. Also I wylle ther be iij torches to bryng me to the grownd w^t alle, and then ij of thame to be gevin to Bardsay Kyrk, one to Thorner, another to Bramam. Also I wylle y^t my younger sonnes haue, ylkon of them, vj marke lyuelode⁵ by yer for term of ther lyfe. And yf yt fortune ony of my younger sonnes to be proferryd in maryage, or by benifyce, to y^e valow of xxli. 3erly, so forto indur terme of ther lyfe, y^t vj marke then, I wyll y^t it remane to my son Robert, and to my nares⁶ folowyng, incontentent after y^t had. Also I wylle tha haue y^t in Bottelle and Spyndyllstan, and y^e resydew at wantyth in other places as y^e dedis⁷ mor planly specyfyce. Also I wylle y^t a preste syng for me at Bardsa Kyrk wher my body sally⁸ a 3er, and he forto haue vj marke of mone and a nobylle for a gown. Also I wylle y^t my seruantes after my deceesse haue a quarter vage, and mete and drynke, to tyme be tha ma puruay tham wⁱⁿ. Also I wylle y^t Wyll3am Smyth haue, for y^e gude seruice y^t he hath done me, xxs., jack,⁹ and sallett, and halfe a yer wage after my deceesse, and mete and drynke. Also I wylle y^t on y^e day of my berealle be geven to pur folke in almose xxs. in mone. Also I wylle y^t my do3ter Bettrace, and so be scho be marryed, y^t scho haue to her maryage iij scor marke, and yf so be scho be a syster,¹⁰ xlz., and my purchast land in Yngylbe for terme of hir lyfe, y^t I purchast of Jhon Mar. Also I wylle y^t my doxter Mariore haue to her mariage iij scor marke. Also I wylle y^t my wyf Elyenor haue y^e hole lordshyp of Ernclyfe w^t house bute and hay bute,¹¹ w^t other landis y^t scho hath by

¹ A light helmet.

² *Mortuarium*, the present given with the body for the church dues.

³ *Certus numerus cereorum* (*cierges*).

⁴ *i.e.* My head. "Supra corpus meum."

⁵ The older and more correct form of the word "livelihood," *i.e.* life-leading, means of living.

⁶ "Mine heirs." The phrase also occurs at the end of this will.

⁷ The deed referred to is probably a grant made on April 1, 18 Edward IV. (1478), by which Edmund Mauleverer of Wodosom, esquire, conveyed to Richard Aclom, esquire, Robert Morton, clerk, and William Bulmer, lands, etc., "ad certos denarios assessos sive in certis denariorum summis levandis seu colligendis" in Budill, Spyndelstan, and Awnewik, in Northumberland, and in Drightlyngton, Adwaddon, Scolcroft, and Foylefate in Yorkshire. The witnesses were James Strangwais, William Gas-

coigne, and William Stapilton, knights, John Ardyngton, esquire, John Ogles-thorp, and Christofer Chaumbre. Seal attached to the deed, one inch in diameter, bears a greyhound sitting under a tree.

⁸ Shall lie.

⁹ A coat of mail, also a military coat worn over the coat of mail. Mr. Skeat in his *Etymological Dictionary* quotes from Cotgraves's *French Dictionary*: "Jaque, James, also a jack, or coat of maile, and thence, a jack for the body of an Irish grey-hound put on him when he is to coop (with a wild boar)." Cf. Italian *giaco*, a coat-of-mail, Spanish *jaco*, a soldier's jacket. Derivatives from jack, jacket and jackboots.

¹⁰ A sister in a religious house.

¹¹ Materials for mending her house and hedges. *Boot* meaning profit is preserved in *bootless*. Derived from A.S. *bo't*. Hay or haw is a hedge, the former being from French *haie*, the latter from A.S. *haga*,

dede of feftment, and dowr for terme of hir lyfe. Also I wylle y^t my sone Robert haue resnabyllle ways when he wylle sell ony hages¹ at Ernclyfe, my wyfe or hir tenauntes to haue y^e profyfe of y^e gresse. Also I wylle y^t y^e sayd purchast land in Yngylby, after y^e deceesse of my doxter Bettrace, salle remayn to my son Robert and to ys ares, for cause I wylle haue hym be better brother to ys younger brether. Also I wylle y^t my do3ter Jhane Hopton haue c.s. in mone. Also I wylle y^t my do3ter Esabelle Arthyngton haue a c.s. in mone. Also I wylle y^t my syster Jenet haue xls. in mone. Also I wylle y^t my lyuelode in Saynt Elyn Aukland be takyn by y^e handes of my sectors, to performyth my wylle, wher my gudys wylle not strech. After my wylle performyd, I wylle at y^t lyuelode remayn to my son Robert and ys escho.² Also I wylle y^t my purchast land in Thorner, a nobylle of yt, to be geuyd to ye Allmose house at Bramam to y^e fyndyng of ij Almose³ bedys⁴ for euer mor, and to by tham fuelle, for y^e entant I wyll thay take in aged folke, and tha be dysloged⁵ for a neght logyng, or langer, and tha be weder

an enclosure. Both ultimately come from a Teutonic base, *Hag*, to surround. The grant was made by the following document:—"January 6, 13 Edward IV. (1473-4), Sir James Strangways, knt., James Strangways of Sneton, Thomas Mountford, John Egmonton, esquires, William Snell and George Strangways, clerks, granted the manors of Arneclif in Cleveland and Dale in Blakehowmore, and half the manor of Siggeston, and lands, etc., in the manor or vill of Yngleby under Arneclif, to Edmund Mauleverer, esq., and Alianora for their lives, 'cum racionabilibus estoueriis, housbote, et haybote, infra maneria, terras, et ten. predicta, ad edificandum et comburendum debito modo, prout decet, durante tota vita eiusdem Alianore, saluo tamen et reseruato nobis et her. nostris toto bosco crescente in et super maneria, terras, et ten. predicta, ultra racionabilia estoueria, housbote et haybote predictis, durante vita eiusdem Alianore.'" These premises had been granted to the donors by Mr. Mauleverer with other lands, etc., in Dale, which at his request they had granted to Robert Mauleverer, his son and heir, and Jane his wife, in tail. The witnesses to the deed were John Conyers, Richard Strangways, and Edmund Hastynges, knights, Christofer Wandesford, Roger Aske, and Robert Laton, esquires. One of the seals bears a squirrel, a Strangways device I believe. Of the other four remaining, two bear a bird flying, one a full blown flower with six petals, and the fourth a branch.

¹ *Hag*, a certain division of wood intended to be cut. In England, when a set of workmen undertake to fell a wood,

they divide it into equal portions by cutting off a rod, called a *Hag-staff*, three or four feet from the ground, to mark the divisions, each of which is called a *Hag*, and is considered the portion of one individual The word was also applied to a small wood or enclosure. The park at Bishop Auckland was formerly called the *Hag* (*Halliwell*, s.v.). Mr. Atkinson in his *Cleveland Glossary* proceeds: "Whitby Glossary gives '*Hag*, a coppice; supposed, says Mr. Marshall, to be the woodland set apart by the lord of the soil as fuel for his tenants.'" In either case the reference is to the act of cutting, or chopping, as almost appears on the surface in the sentence quoted by Jamieson from the Dumbartonshire Statistical Account: "The oak woods are of such extent as to admit of being divided into 20 separate *hags*, one of which may be cut in every year." Compare Swedish *hygge*, felling of trees; and O.N. *höggrat*, Swedish *hogga*, Sw. Dialect *hagga*, *hogga*, Dan. *hugge*, to hew. Note also German *hag*, a wood, forest, thicket, grove, the connections of which, however, are with English *haw*, *hedge*, etc. It is more than possible that there are two words confused together in our *Hag*, one corresponding to Swedish *hygge*, and one to German *hag*.

² Issuc.

³ *Elemosinariis*.

⁴ That is the people who were to pray for him. A.S. *gebed*, a prayer.

⁵ An uncommon use of the word. It is clear from the Latin *hospitabantur*, that the testator intended that the aged folk should have lodging for one night or longer.

dede of feftment, and dowr for terme of hir lyfe. Allso I wylle y^t my sone Robert haue resnabyllē ways when he wylle sell ony hages¹ at Erncllyfe, my wyfe or hir tenauntes to haue y^e profyfe of y^e gresse. Allso I wylle y^t y^e sayd purchast land in Yngylby, after y^e deceffe of my doxter Bettrace, salle remayn to my son Robert and to ys ares, for cause I wylle haue hym be better brother to ys younger brether. Allso I wylle y^t my doxter Jhane Hopton haue cs. in mone. Also I wylle y^t my doxter Esabelle Arthyngton haue a cs. in mone. Allso I wylle y^t my syster Jenet haue xls. in mone. Allso I wylle y^t my lyuelode in Saynt Elyn Aukland be takyn by y^e handes of my sectors, to performyth my wylle, wher my gudys wylle not strech. After my wylle performyd, I wylle at y^t lyuelode remayn to my son Robert and ys escho.² Allso I wylle y^t my purchast land in Thorner, a nobyllē of yt, to be geuyd to ye Allmose house at Bramam to y^e fyndyng of ij Almose³ bedys⁴ for euer mor, and to by tham fuelle, for y^e entant I wyll thay take in aged folke, and tha be dysloged⁵ for a neght logyng, or langer, and tha be weder

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¹ *Hag*, a certain division of wood intended to be cut. In England, when a set of workmen undertake to fell a wood,

they divide it into equal portions by cutting off a rod, called a *Hag-staff*, three or four feet from the ground, to mark the divisions, each of which is called a *Hag*, and is considered the portion of one individual The word was also applied to a small wood or enclosure. The park at Bishop Auckland was formerly called the *Hag* (*Halliwell*, s.v.). Mr. Atkinson in his *Cleveland Glossary* proceeds: "Whitby Glossary gives '*Hag*, a coppice; supposed, says Mr. Marshall, to be the woodland set apart by the lord of the soil as fuel for his tenants.'" In either case the reference is to the act of cutting, or chopping, as almost appears on the surface in the sentence quoted by Jamieson from the Dumbartonshire Statistical Account: "The oak woods are of such extent as to admit of being divided into 20 separate *hags*, one of which may be cut in every year." Compare Swedish *hygge*, felling of trees; and O.N. *höggvat*, Swedish *hogga*, Sw. Dialect *hagga*, *hogga*, Dan. *hugge*, to hew. Note also German *hag*, a wood, forest, thicket, grove, the connections of which, however, are with English *haw*, *hedge*, etc. It is more than possible that there are two words confused together in our *Hag*, one corresponding to Swedish *hygge*, and one to German *hag*.

² Issue.

³ Eleemosinariis.

⁴ That is the people who were to pray for him. A.S. *gebed*, a prayer.

⁵ An uncommon use of the word. It is clear from the Latin *hospitabuntur*, that the testator intended that the aged folk should have lodging for one night or longer.

sted,¹ or seke; but not for euery gangrelle² y^t goyth aboute. Also I wylle y^t a nother nobylle of y^e same land be takyn euery 3er to make a nobette³ w^t alle in Bardsay Kyrke, for me, and my wyfe, and alle myn auncetors by past. Allso I wylle at y^e resedew of y^e same land be takyn and gar⁴ a trentalle⁵ of messes be done euery 3er in y^e Freers Austyns at Yorke, for me, and my wyffe, and all myn auncetors, for euer mor. Allso I wylle y^t my wyffe Elyenor, my son Robert, and ys ares after hym w^t y^e wycar of Bardsay, who so euer he be, to haue y^e rewle of y^e sayd land in Thorner, to performe my wylle w^t alle. Allso I wylle y^t my son Robert haue alle y^e purchast land in Wodosom parke, to hym to ys ares for euer mor. Allso I wylle y^t my son Robert haue alle y^e stufe y^t langyth to my chapelle, chalesse, mesbuke, portese,⁶ sauter pye.⁷ Allso I wylle y^t my son Robert haue a standyng pece, couerd, demy gylt, waled,⁸ a basyn, and a newer⁹ gylt, y^e grett chamber howng¹⁰ w^t y^e bed and alle at langyth therto and y^e best coueryng for yt; and I wylle y^{es} be left for are-looms¹¹ for tham y^t cumyth after. Also I wylle y^t my wyfe Elyenor be my principalle sector, my son Robert Mauleuerer, my cosyn Rychard Acclum, my son, John Hopton, Robert Teylle, y^{es} make I my sectures to performe my wylle. Also I wylle at y^e wode place where my body salle ly, be made vp and y^e autur remoud to y^e reuestre. Allso

¹ Cf. the phrases, weather-bound, weather-laid, weather-stayed.

² Non vero inhonestos vel malæ conversationis *vagabundos* hospitabuntur. *Gangrell*, which is still in use in Scotland with the same meaning of a beggar or pedlar, is a diminutive of contempt from the word *ganger*, a goer, a term now usually, if not exclusively, applied to a horse.

³ An obit. In the same way the letter *n* has been added in newt, nickname (ekename), and lost in auger, adder, orange, apron.

⁴ Make.

⁵ A Trentale of Masses was a series of masses for the dead said daily for thirty consecutive days. The expression seems occasionally to have been used of a combination of thirty masses for the dead said on one day. Also called at times "St. Gregory's Trentale," probably because St. Gregory relates (*Dialogues*, iv., 55) that he once ordered a priest to offer the sacrifice for thirty consecutive days for the soul of a monk who had broken his rule. Trentales did not become usual before the eighth century. The lengthened observance of thirty days was obviously suggested by Numbers xx. 29 and Deut. xxxiv. 8 [this is misprinted 24 (xxiv.) 8 in Smith]. See for more on the subject Smith's *Dictionary of Christian Antiquities*, under "Obsequies."

⁶ Portiforium, or Breviary. Also called in English *portfory*, *porteau*, *portuisse*: all from the Latin through the French *portehors*, and indicative of the portability of the book, "quod foras facile portari posset."

⁷ The word *pie* is a French form of the Latin *pica*, which was the old name for the Ordinale: "quod usitato vocabulo dicitur *pica* sive directorium sacerdotum." Sarum Breviary, fo. 1, cited in Proctor, *On the Book of Common Prayer*, p. 18 (Skeat's *Etymological Dictionary*, s.v. *pie*).

⁸ By this term is implied an ornamentation consisting of a circular projection, probably more than one in number, round the cup, which in the days before casting was invented, could only have been effected by the slow and difficult process of hammering, which must have made the vessel much more costly. The word *wale* or *wal* properly signifies the mark of a stroke of a rod or whip upon the flesh, which raises a ridge on it. A.S. *walu* with the same meaning, which comes from a Teutonic root *Walū*, a round stick, appearing under the forms *vōlr* and *val* with that meaning in Icelandic, and Swedish dialects.

⁹ Cf. a *nobette* above.

¹⁰ Lez hangings magnæ cameræ.

¹¹ Heirlooms.

31/293/00/FU

✓ ✓ (Approved)
Applicant: R Soper

Two Bedroom Detached House
With Integral Double Garage

Site: Almshouse Hill Bramham
OS4242NE

Type: FULL PLANNING
Ward: Wetherby

Agent: (Norval R Paxton And Partners)

Date Accepted: 11-OCT-2000

This application is in a designated Conservation Area
Approval granted subject to:-

{CFTL}	Time Limit On Full Permission
{CMWR}	Samples Of Walling And Roofing Materials To Be Submitted
{CMSPPS}	Sample Panel Of Stonework
{CBFS}	Details Of Fencing And/Or Walls To Be Provided
{CLS}	Submission Of Landscape Details
{CLI}	Implementation Of Landscaping Scheme
{CLTR}	Provision For Replacement Of Trees
{CPD}	No Construction Of Specified Buildings
{CPISW}	No Insertion Of Windows
{CUGR}	Retention Of Garage/Car Port As Such
{DEDO}	Duty Of Compliance With Statutory Requirements
{DHAE}	Contact Required With Area Engineer
{DT}	No Authority For Applicant To Enter Into Adjoining Land
{DP}	Plans Approved/Refused

(SPC01) Prior to the commencement of development a written method statement shall be submitted to the Local Planning Authority identifying the proposed programme for development including initial ground preparation works, proposals for slope retention and construction details. The development shall be completed in accordance with the details thereby approved.

(SPC02) In order to ensure that the development can be safely constructed. No development shall take place until full details and sections of the proposed external doors, fenestration and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. Such doors, fenestration and rainwater goods shall be installed in accordance with the approved details.

(SPC03) In the interests of visual amenity and the appearance of the conservation area. Before development commences details of works for dealing with surface water discharges from the proposed development shall be submitted to, and be approved by the Local Planning Authority.

- (SPC03) To ensure that the site can be properly drained without flooding.
- (SPC04) Porous surfacing should be considered for all hard standing areas (drives, car parks etc) to enable infiltration.
- To ensure compliance with the Council's sustainable development design guide.
- (SPC05) No piped discharges of surface water from the application site shall take place until the surface water drainage works approved under the foregoing conditions have been completed.
- To ensure that the site is properly drained.

- (DP) This notice of decision relates to the following plans: DP, original drawing 3650/1 date stamped 11.10.00, and revised location plan and drawings 3650/ and 3650/6 date stamped 7.3.01.

(0)

SITE AND SURROUNDINGS

This site is located within the centre of Bramham on the northern side of Almshouse Hill. The road rises steeply as it bends from Bowcliffe Road and The Square to the west. The site comprises land to the front and rear of a high stone retaining wall. The land currently displays an unkempt appearance. Nearby properties are predominantly residential of individual design, with those to the west more historic than those higher up to the east.

DESCRIPTION OF DEVELOPMENT

It is proposed to excavate the slope behind the retaining wall to construct a two-bedroom house above integral garages.

RELEVANT PLANNING HISTORY

Nil.

POLICY

The site is located within Bramham conservation area and policies within PPG15 Planning and the Historic Environment are relevant.

The site is located within the area covered by the Wetherby and District Local Plan. Policy BHM2 suggests that residential infill development is generally acceptable providing it reflects the local character and meets space standards. The policy is supported by general housing policy HSG2.

In the Revised Draft UDP, residential proposals on land not allocated for housing are considered against the criteria within H8. The main principles for considering new buildings within Conservation Areas are contained within

Informal guidance with respect to housing development is contained within Residential Design Aid 4.

SUMMARY OF CONSULTATIONS

Highways - no objection subject to conditions.
Main Drainage - No objection subject to conditions.
West Yorkshire Archaeology Service - no apparent implications.
Bramham Parish Council - no objections.

SUMMARY OF NOTIFICATION AND RESPONSES FROM PUBLIC

Site notices were displayed on 26th October 2000. 5 letters of representation have been received. Objections to the proposals relate to the inappropriate form of development in the conservation area, concerns about land slippage, impact on residential amenity through loss of privacy, loss of light and increase in fumes, lack of capacity for drainage, increasing traffic and dangers for users of Almshouse Hill, and the loss of trees.

KEY ISSUES

The main issues to consider are the impact of the proposal on the conservation area and trees, the effect on the amenities of neighbouring occupants and the impact on highway safety and the stability of the slope.

CONCLUSION

The existing site, which may historically have been the location of an abattoir, is unused and has little visual merit at the heart of the conservation area. The proposed development, exploits the unusual character of the site largely replacing the existing retaining wall with the front elevation of the proposed house. Given the existing change in levels the dwelling would not appear unduly dominant and its relatively plain form would not appear incongruous in its setting. Several trees around the site would be likely to be lost as a result of the development. However, each of the trees have been inspected and have been found to be in a poor condition with a limited future. Their loss would therefore not be resisted. However, a condition requiring the submission of a suitable landscaping scheme to help offset the loss of existing vegetation is proposed.

The nature of the site dictates that principal windows face towards the west. The distances achieved to neighbouring properties are appropriate to the character of the area and the relationship between the properties concerned. To the north, south and east overlooking would be controlled by levels, boundary treatment and distances to neighbouring properties. Appropriate boundary treatment would be required to prevent overlooking from the garden area to the

(0) north of the house. By taking advantage of the levels differences around the site the building should not dominate or unacceptably overshadow neighbouring properties.

Integral garaging would be provided at ground floor, accessed from Almshouse Hill. Space would be retained between the garaging and highway to allow for manoeuvring and short-term parking. Despite the steep, narrow and bending nature of Almshouse Hill it is not considered that the addition of one additional property towards the base of the hill would have an unacceptable impact upon highway or pedestrian safety.

The responsibility for determining whether land is suitable and safe for development rests with the developer. In response to concerns regarding the stability of the slope the agent, a structural engineer, has confirmed that there is no evidence of movement of the natural limestone face to the rear of the retaining wall. Nearby exposed vertical faces of natural limestone have also remained stable over the years. The development would be constructed using reinforced concrete walls and foundations which would be submitted for approval under the requirements of the building regulations. Consequently, in principle, it would appear that the site could be safely developed.

HUMAN RIGHTS ACT

The approval strikes a fair balance between the public interest and the rights of the individual.

RECOMMENDATION

Permission granted subject to the specified conditions.

BACKGROUND PAPERS

Site notice 26-10-00

Letters from agent 10-10-00, 14-12-00, 28-2-01, 8-5-01, 5-6-01

Letters to agent 6-12-00, 5-4-01

Bramham PC 9-11-00

WYAS 29-11-00

Highways 11-12-00, 16-3-01

Main Drainage 13-12-00.

The Editor welcomes letters on any subject but reserves the right to cut where necessary. Letters must include name, address and daytime telephone number. They should be no longer than 300 words and reach us by 10am on Wednesday. Please send them to: Wetherby News, 28 High Street, Wetherby LS22 4LT. Tel/Fax: 01937 582665. e-mail: wetherby.news@rim.co.uk

This service does not inspire confidence

From: Dr Terry Hale, Scarsdale Lane, Bardsey, Leeds

WHETHER it is supermarkets, new residential developments or one-way systems, planning is never far from the news these days.

But how much confidence can one have in the manner in which applications are dealt? I recently received notice of a planning application inviting my comments for what seemed to be a modest extension to a nearby existing dwelling. Closer inspection, however, revealed that the document only camouflaged a much larger new development (a five-bedroom house) on a highly sensitive parcel of adjoining land. Strangely, there was no indication that these plans had been lodged in the Wetherby library (as in usual practice), and I was directed to Merrion House in Leeds to consult them.

In the event, the plans did prove to have been deposited in the library (ref: 31/184/01/FU), although under a different address to the one originally described. In fact, both addresses are wrong - the land in question is somewhere else altogether. Equally seriously, the Site Development

Plan lodged contains no indication of size or scale. Not only this, but what is described as the East Elevation turns out to be, on closer examination, the North Elevation, the West is to the South, and the South is the East.

How can I possibly be expected to comment on such plans which, at a stroke, manage to abolish distance, space, width, breadth, height, perspective, scale, dimension, and geographical orientation? How can the Department of Planning and Environment in Leeds even begin to evaluate my criticisms? Having deleted Wetherby from the map, the precise location of the proposed development is clearly no more than an irrelevant detail.

Frankly, we deserve a more transparent, consistent, and reliable planning service than the one currently in operation lest the blight of infill developments, which has so catastrophically blighted the landscape of other parts of Yorkshire, overtakes us here. Residents of Bardsey will be interested to learn that the same developer has earmarked a number of other potential sites for infilling.

Department of Planning and Environment
John Lynch, Director

Selectapost 5
Merrion House
110 Merrion Centre
Leeds LS2 8SH

If telephoning ask for the
Planning Enquiry Centre
Direct Line: (0113) 2478000

Fax: (0113) 2422866

Ref : 31/293/00/FU {4}

Date: 20th June 2001

3/00/FU

ouse Hill
am

2NE

on have been taken into account

you that, after careful consideration, the Local Planning Authority has granted permission for the development.

If you would like to know the details of any conditions, or the reasons why permission has been granted, please contact the Planning Enquiry Centre on (0113) 2478000 and they will assist you.

Yours faithfully,

Plans Processing Unit Manager

plrcdecA

01937 842559

9 , Prospect Bank ,
Bramham ,
Wetherby ,
West Yorkshire.

13th July 2001.

Dept . of Planning ,
Leeds City Council ,
Merrion House ,
Leeds. LS2 8SH .

Application 31 / 293 / 00 / FU [4]
2 bedroom house , Almshouse Hill , Bramham

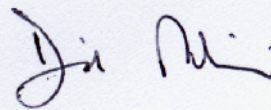
Dear Sir ,

I write as the Bramham Archivist in reference to the above planning application . You may not be aware that the plot on which the developer intends to build is one of considerable historic interest , it being the site of the almshouse which was created on the instructions of Edmund Mauleverer under his will of 1494 . Since the almshouse closed , the building had many purposes before it was demolished in the late C 20 . I have included various papers for your interest .

There remains , in the wall opposite Hillside Cottage , the outline of the upper storey doorway , which I hope you will ensure is preserved . It would also be appreciated , in view of the importance of this site , if you could find some way to mark its significance , for example by mounting a suitably worded plaque [I would be happy to assist] .

I trust you will find these notes both interesting and useful , and hope that you will see the sense of ensuring that the history of this site is not lost , and that the builder is given clear instructions .

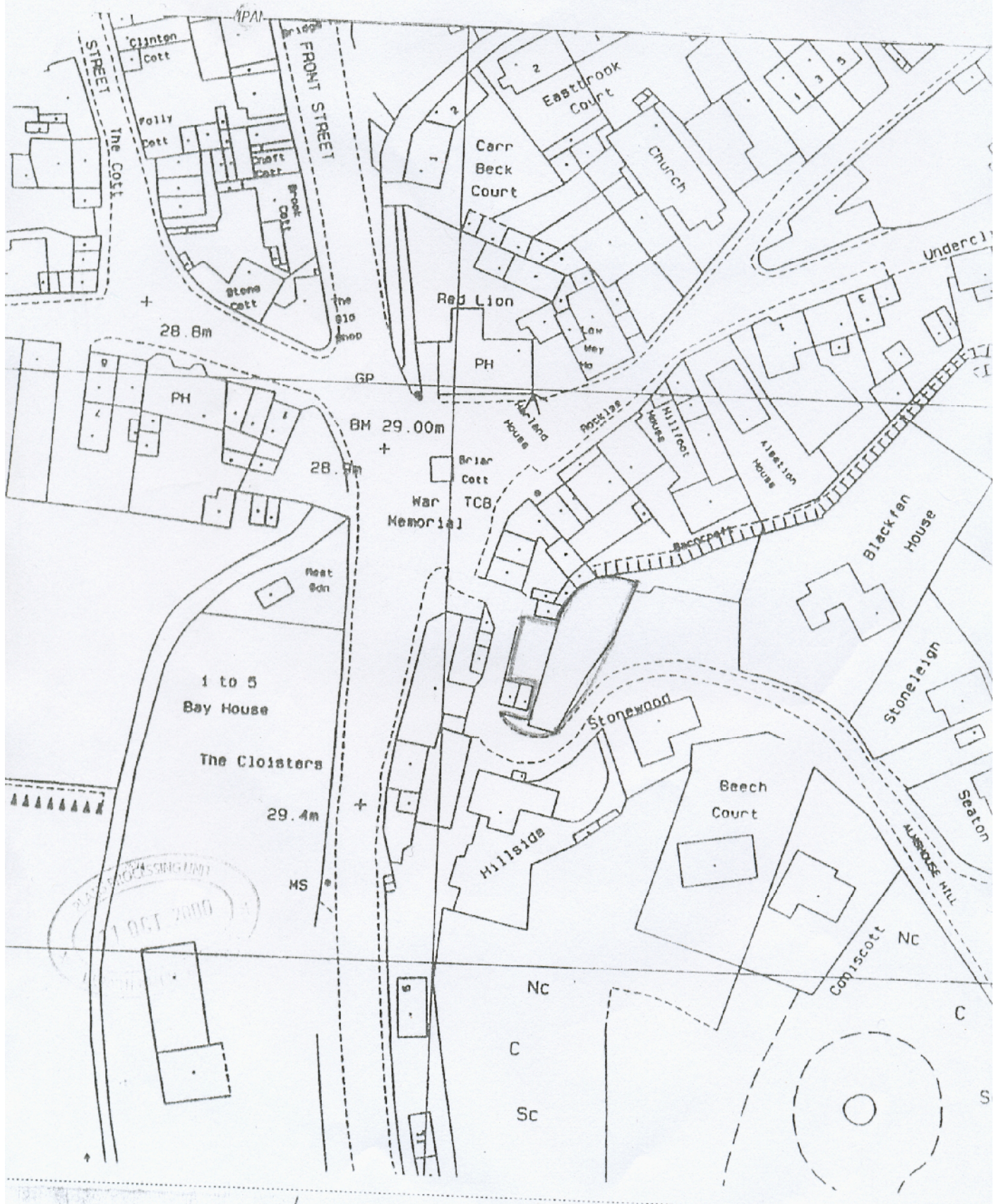
Yours faithfully ,

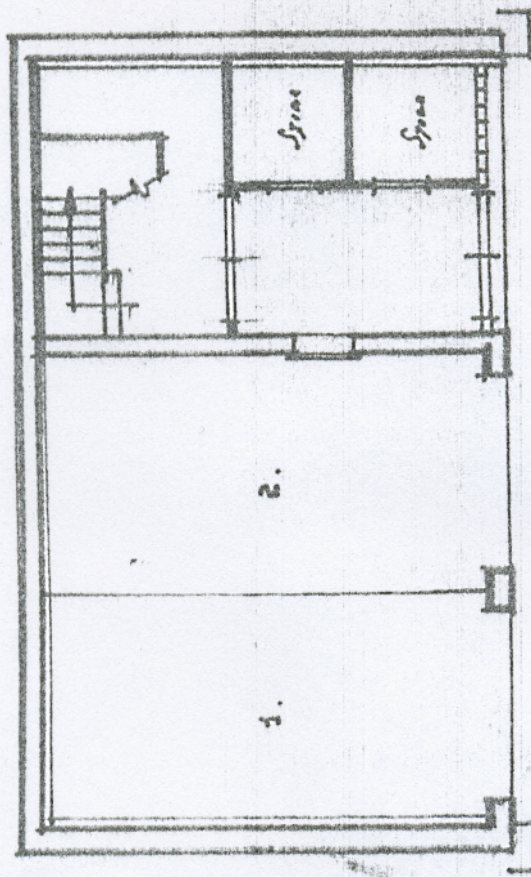
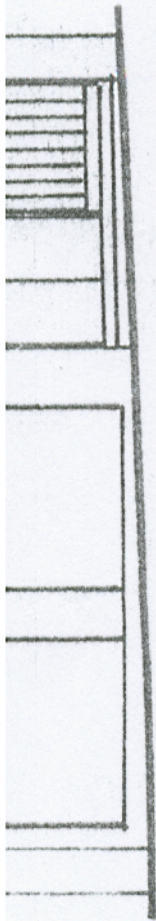


David Machin

Bramham Village Archivist

Not passed at c2001

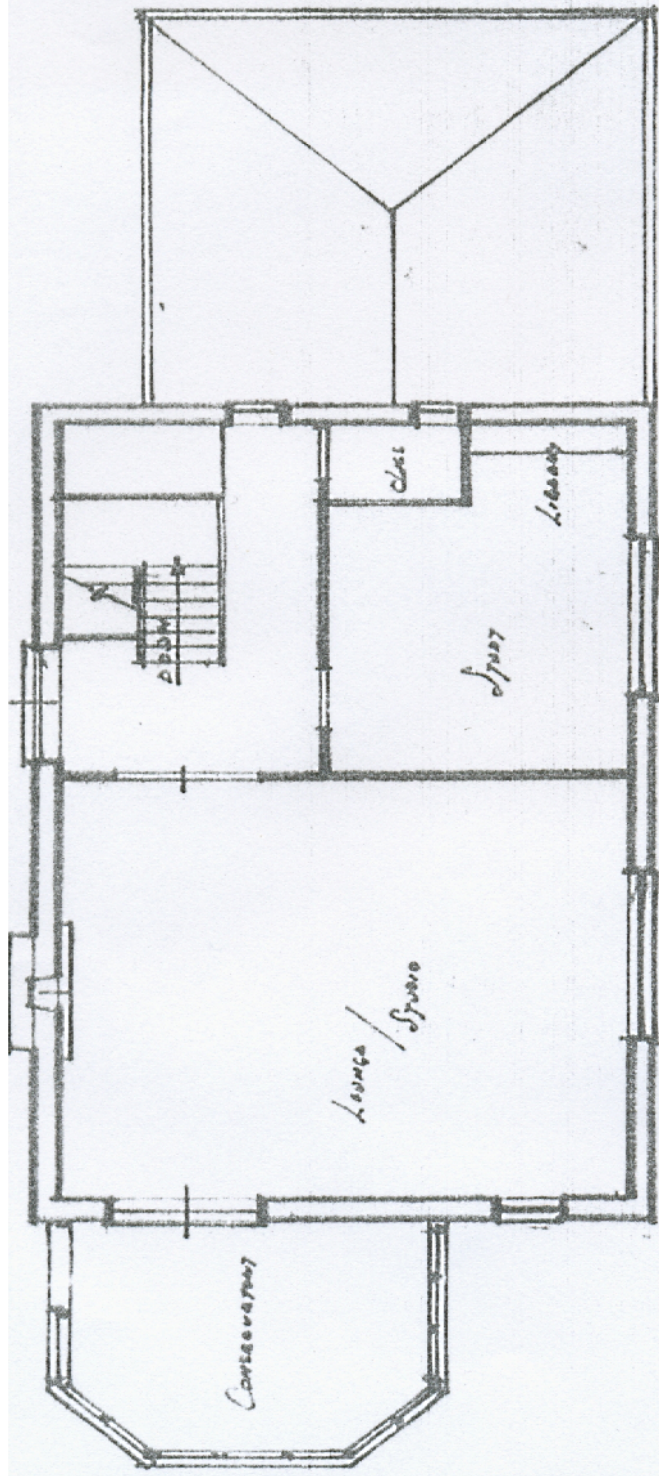




25-4 GARAGES.

O R K S H I R T E .

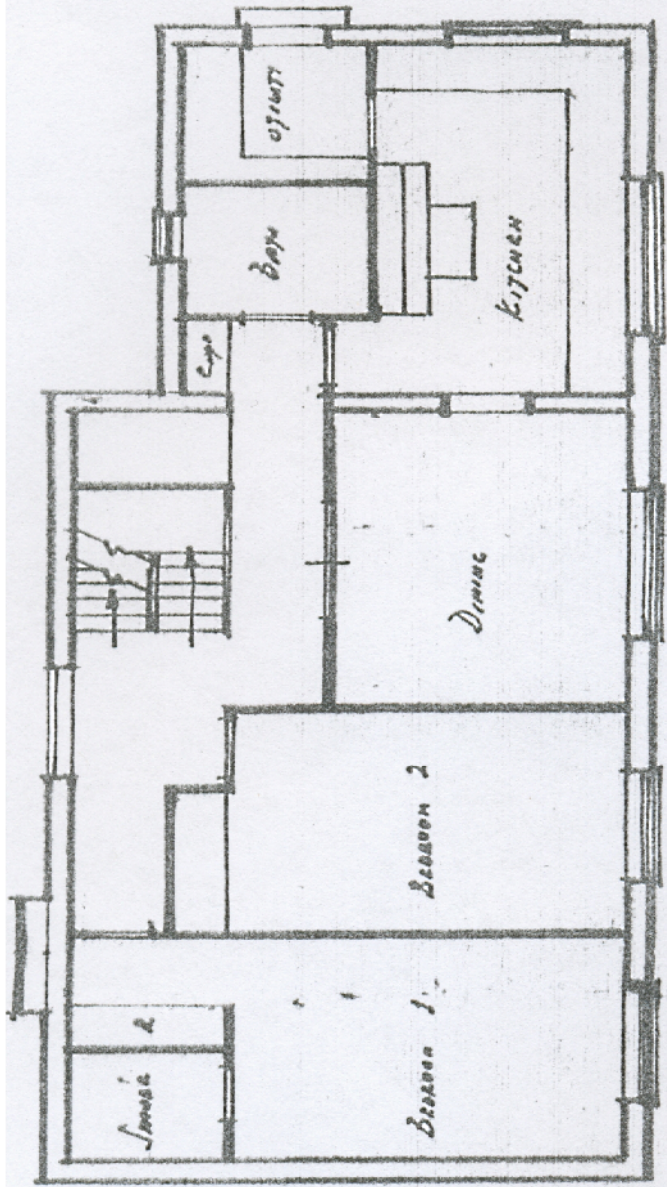
Messrs. R. Payne & Partners
Architects
Fisshamble, 32, Abchurch Lane, London.



35-C

FIRST FLOOR.

D U S E H I L L , B R A M H A M , Y O R K S H

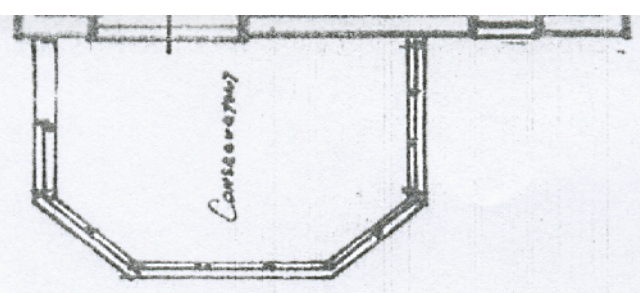


G R O U N D F L O O R 33.1

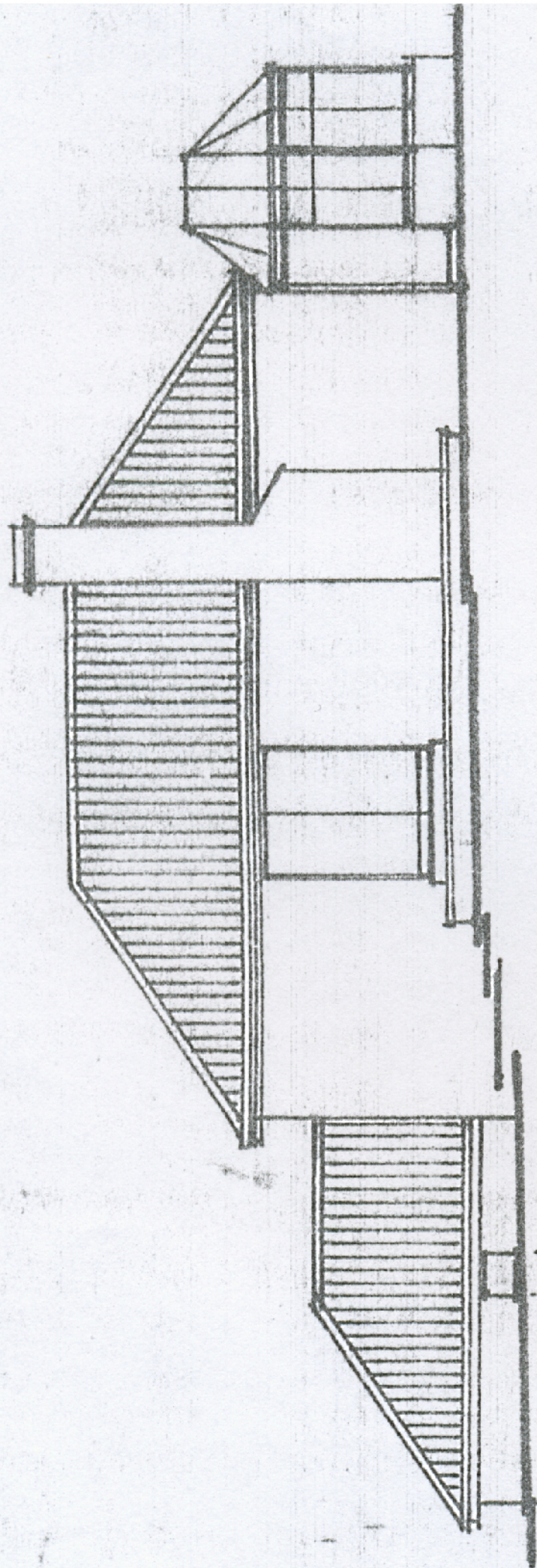


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 Rec No : 3650/4.
 Date : September 00

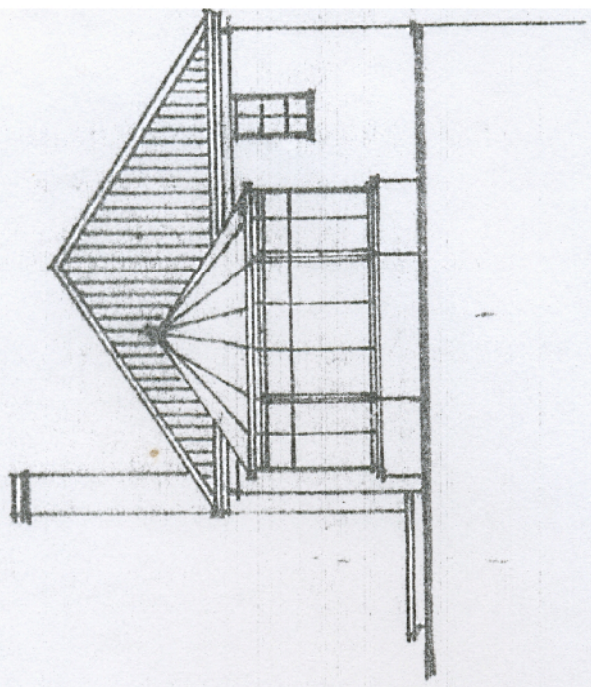
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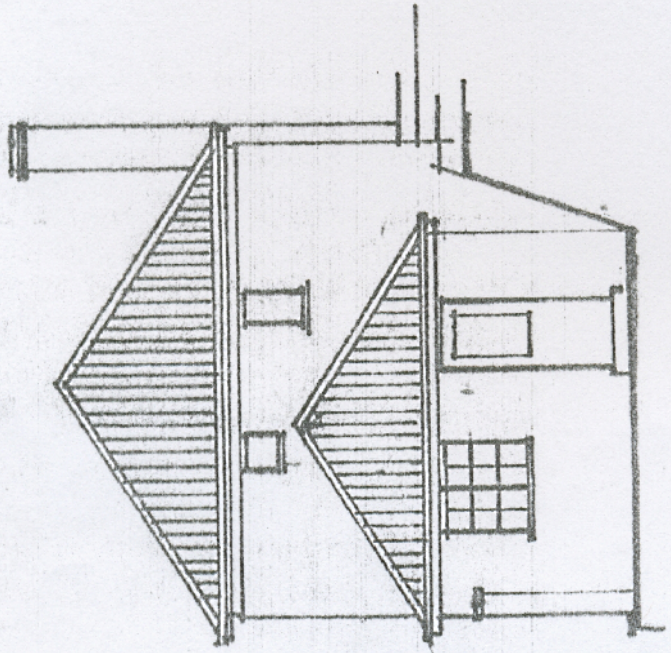
31/293/00.



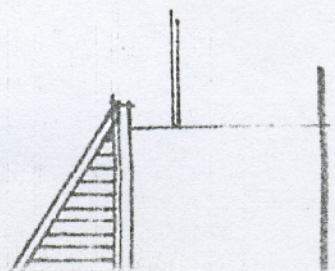
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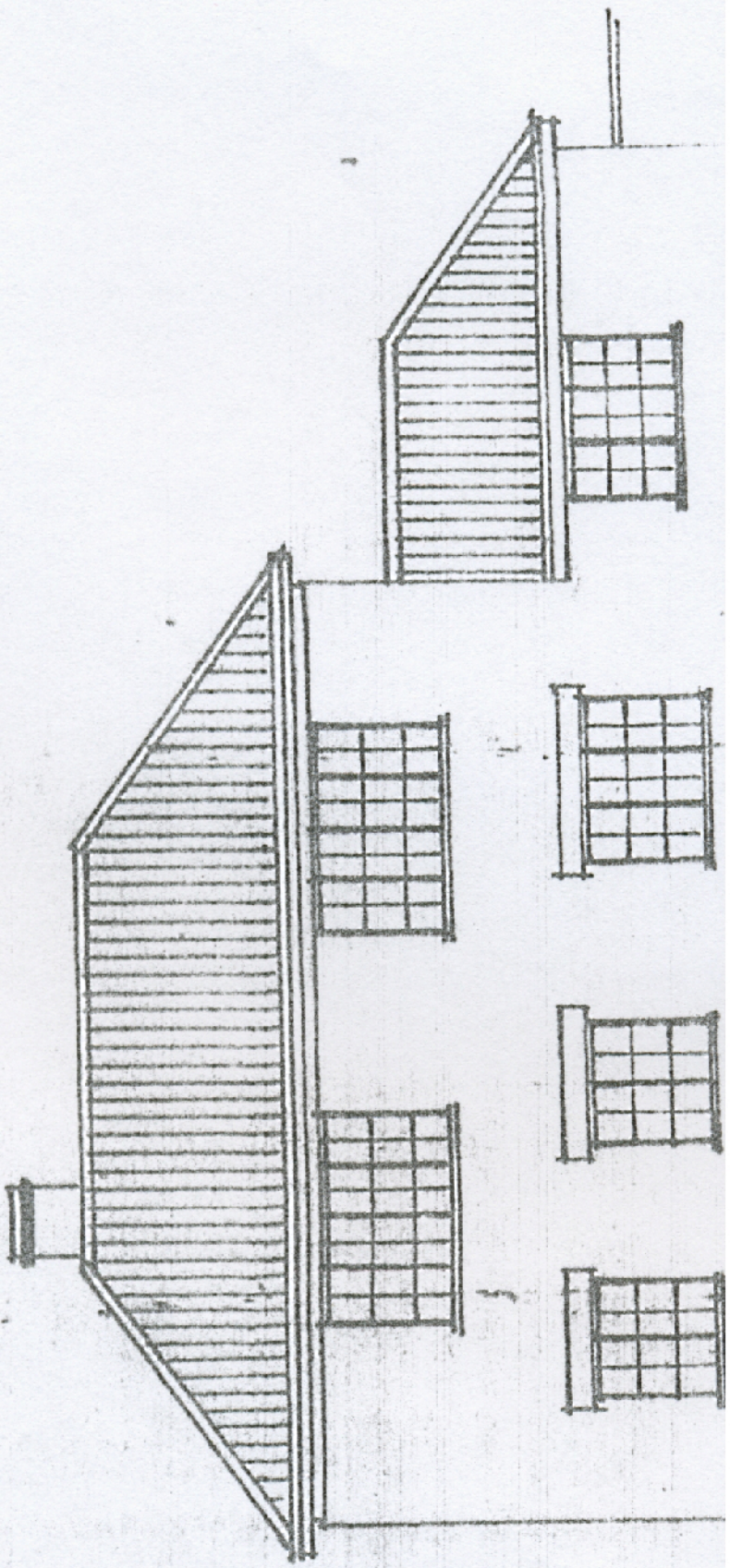
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S O U T H .



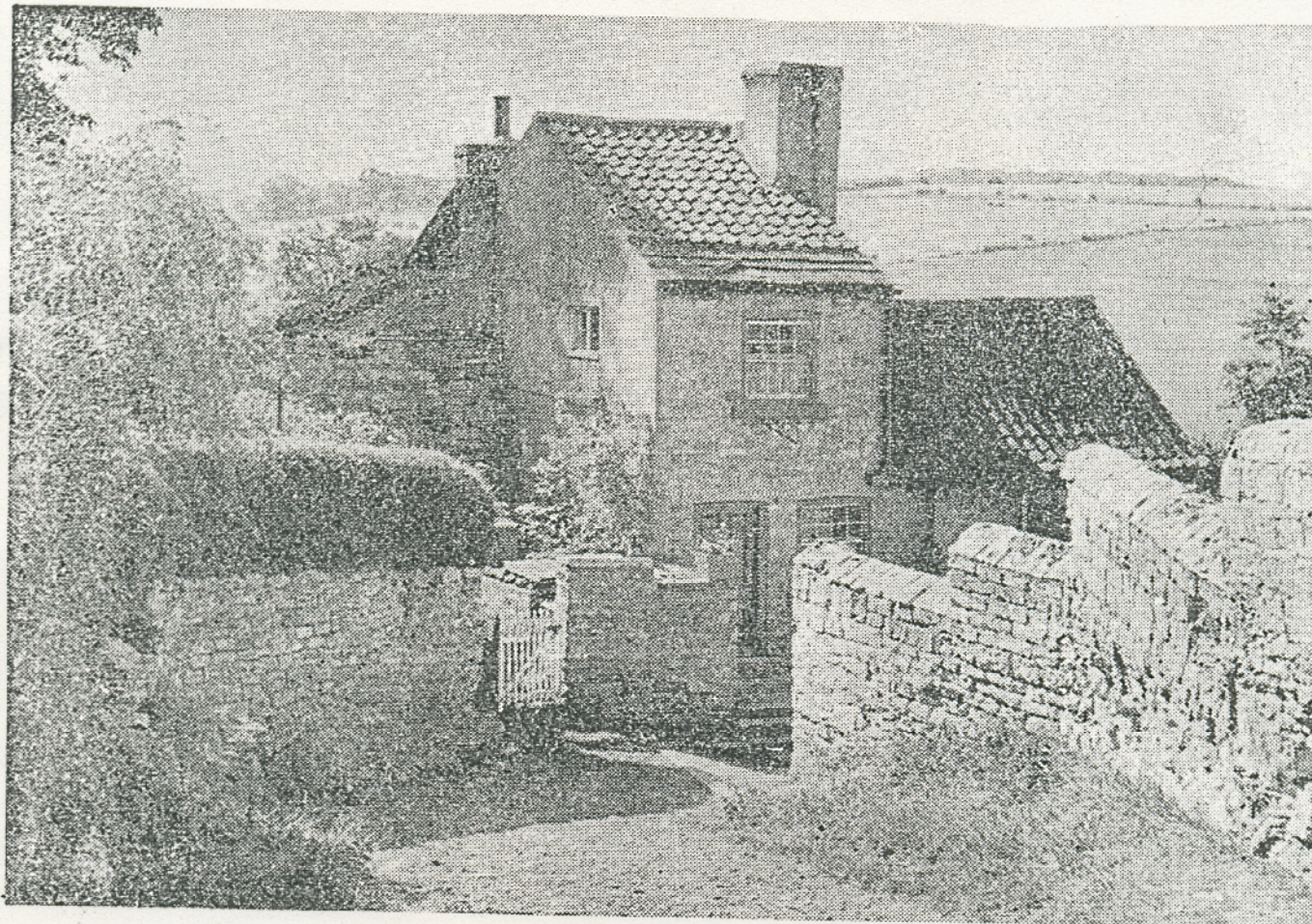
PROJECT DESIGN STUDY



Almshouse Hill. See both pages 72 & 77-8.

TO THE EXPRESS, Friday, October 14, 1955

IN THE AUTUMN SUNSHINE



Study in sunshine and shadow taken this week from a vantage point at Almshouse Hill, Bramham.



HILLSIDE COTTAGE

ALMSHOUSE HILL [formerly DELAMORE HILL in Victorian times]

