

This Appraisal was adopted by
Waverley Borough Council as a
Supplementary Planning Document
On 19th July 2005

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Park Lodge



I. *Introduction*



High Street, Bramley

1. Introduction

- 1.1. The legislation on conservation areas was introduced in 1967 with the Civic Amenities Act and on 26th March 1974 Surrey County Council designated the Bramley conservation area. The current legislation is the Planning (Listed Building and Conservation Areas) Act 1990, which states that every Local Authority shall:
- 1.2. “From time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas.” (Section 69(a) and (b).)
- 1.3. The Act also requires local authorities to “formulate and publish proposals for the preservation and enhancement of conservation areas.....”(Section 71).
- 1.4. There has been an ongoing programme of enhancement schemes in the Borough since the mid 1970s.
- 1.5. English Heritage has advised that local authorities should carry out conservation area appraisals to define the special interest of the areas, and the Borough Council is carrying out a series of these appraisals. The English Heritage document “Conservation Area Appraisals 1997” sets out techniques for carrying out an appraisal and these have been adopted for all the studies including the Bramley Conservation area study.
- 1.6. In 2001, the Borough Council decided to embark on a series of conservation area appraisals for the conservation areas in Waverley. The process began with an appraisal of Wrecclesham, Farnham, largely because of the traffic problems and opportunities in the village. Farnham Town Centre conservation area was the next on the list, and Bramley is the third study area.

1.7. Acknowledgements

Waverley Borough Council would like to acknowledge the following organisations for their help in compiling this appraisal:

Bramley Parish Council
Bramley History Society
Bramley Village Society
Surrey County Council Highways Authority



2. The Aim of the Appraisal



Gable Cottage, Horsham Road

2. The Aim of the Appraisal

- 2.1. The aim is to appraise the character of the Bramley village centre conservation area and to identify those qualities which should be preserved and enhanced and produce proposals for the improvement of the area.

2.2. Objectives

It is intended to meet this aim by carrying out the following objectives:-

- 2.3. Undertake an appraisal in accordance with the English Heritage techniques as set out in its publications "Conservation Area Appraisals 1997".
- 2.4. Produce the document in partnership with local organisations concerned with heritage.
- 2.5. Work closely with Surrey County Council as highway authority on the movement aspects of the appraisal
- 2.6. Produce an appraisal document to be used by the Borough Council and the community when considering development proposals.

2.7. Producing the Appraisal

The community and organisations were consulted in Bramley in January and February 2005. The document was then revised to incorporate comments and adopted as a Supplementary Planning Document on 19th July 2005. It now forms part of the new Local Development Framework, which is to replace the Waverley Local Plan 2002.

2.8. Using the Appraisal

The appraisal can be used in a number of ways. It will be referred to when planning applications are made and will establish the approach that should be taken to design and land use in the conservation area. It also provides a list of enhancement schemes that could be carried out when funding opportunities arise. The appraisal will provide a context for schemes that may arise to deal with the traffic problems in the village centre, and will relate to development outside the conservation area.

2.9. Who did this work?

The appraisal has been carried out by a number of officers from Waverley's Planning department, with help and advice from the Bramley Conservation Area Group, which comprises representatives from Bramley Parish Council, Bramley Village Society, and Bramley History Society. This approach has been used to ensure that the expertise and local knowledge of the partners is incorporated directly into the document.

*3. Where is the Bramley
Conservation Area?*



Edwins Restaurant, High Street.

3. Where is the Bramley Conservation Area?

- 3.1. The Bramley conservation area (CA) was designated on 26th March 1974. Since then, there has been a lot of development within and around the CA, particularly along the eastern boundary, and also around Bramley Park Farm in the south west. This latter development led to an amendment to the boundary being made in December 1990, where historic garden walls were used to form the new boundary. The amount of development in the area, combined with the heavy traffic on the A281, which runs through the centre of the village, meant that Bramley was 3rd highest on the list of Conservation areas to be included in the latest round of appraisals. This appraisal will not only form a review of the CA in the 30 years since its designation, but it will also be important in providing guidance for development and maintenance of the CA in future years.

The first map shows the original boundary as designated in 1974.

The second shows the current boundary, as amended by this Supplementary Planning Document.



Part of Bramley Park Court. Added to the CA in 1990.

*4. Threats to the
Conservation Area*



Grinstead's, High Street.

4. Threats to the Conservation Area

- 4.1. The Bramley Conservation Group identified a number of threats to the conservation area.
- 4.2. **Traffic:** the major detriment to the CA is traffic. There can be heavy traffic on the A281, particularly at peak times, and the speed of traffic, the narrow width of pavements, and other factors all contribute to despoil the CA.
- 4.3. **Development** within the CA is also a concern. The CA designation means that the quality of design of new buildings in the area can be controlled. As certain elements of the CA come up for redevelopment, care must be taken in ensuring that it is of sufficient architectural quality.
- 4.4. **Loss of Walls.** Some of the walls in the conservation area have come under threat, particularly as many do not have the protection of being 'listed'. Conservation area status does give protection from demolition of structures within the area. Bargate stone walls are a particularly important characteristic of the Bramley Conservation area, and should be retained and repaired as necessary. As well as looking attractive and providing texture in the street scene, the group pointed out that in some instances, the low sunken lanes lined on one side or both with walls, leading into the CA have the benefit of creating a 'canyon effect', helping to slow down the traffic coming into the village. Indiscriminate removal of these walls was felt to be detrimental to this.
- 4.5. **Car Parks.** Some residential roads in the CA suffer from parking problems for residents.
- 4.6. The **loss of retail units** to other uses, such as offices or residential.
- 4.7. **Services** such as the library, the petrol station and the business centre need to be sensitive to the ideals of the CA, in terms of the appearance and effect of lighting and advertising, and both soft and hard landscaping.
- 4.8. Loss of or lack of protection for **trees** in the CA
- 4.9. Loss of **views** into and out of the CA, which would affect its special character.
- 4.10. These concerns will be looked at in more detail in the relevant sections that follow.



*5. Location and
Population*

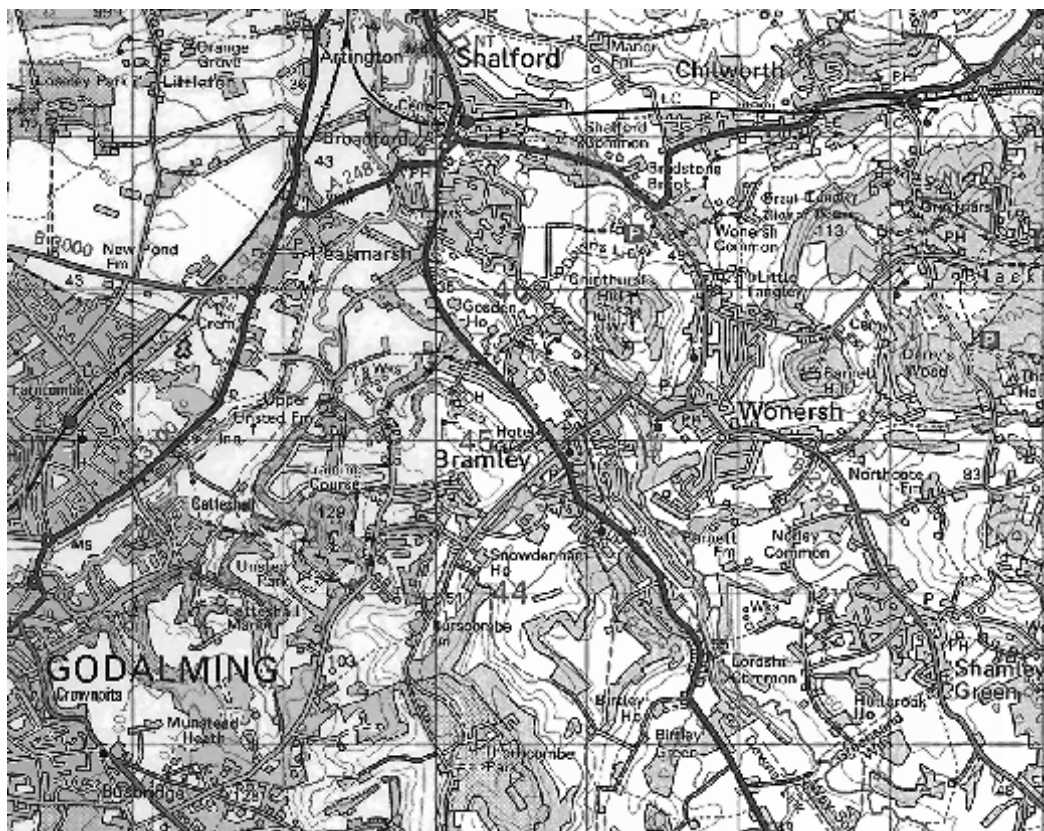


Summerpool House, High Street.

5. Location and Population

- 5.1. Bramley is located 3 miles South of Guildford and 2.5 miles Northeast of Godalming. It is situated within the Green Belt, and adjoins Areas of Outstanding Natural Beauty and Great Landscape Value.
- 5.2. Although the arrival of the canal has little effect on the growth of the village, the village expanded significantly after the arrival of the railway. However, the historic core was largely retained, and the Conservation area is based around this part.
- 5.3. The population of the parish in 2001 was 3,341. The village is located along the valley of Cranleigh Water, a tributary of the river Wey. This has led to the original village centre being linear-based, further emphasised by a road, then the construction of a canal and a railway line along the valley. Of these three transport routes, only the road (the A281) survives, and the heavy traffic using it has a direct impact on the village centre.
- 5.4. There are some 1366 households in the parish. It has a high proportion of housing which is owner occupied (70%) and for a village of its size, a relatively high number of households are in Council owned occupation (14% or 194 households). The majority of the houses in the parish are detached (45%) with 29% being semi-detached. 218 (16%) are single pensioner households, which again is a relatively high figure. The majority of households have access to two cars or vans, with just 7% having no car. 12% of the population aged between 16 and 74 are retired.

Source: Office of National Statistics 2001 Census



6. History and Links with Historic Personalities



The Summerhouse at Millmead, Snowdenham Lane

6. History

By Patricia Pratt, Bramley History Society

- 6.1. Bramley is a Saxon name meaning a clearing in the broom. Birtley to the south is also Saxon and means a clearing in the birch.
- 6.2. The wider area had been settled before the Saxons period. The builders of the Iron Age fort at Hascombe (in use from c.200 to 50BC) probably included farmers from the Wintershall and Thorncombe Street areas of present day Bramley, but there is no evidence for early settlement in the village area and no evidence of any Roman settlement.
- 6.3. The Anglo-Saxon settlers of Wonersh - the name means a crooked field - may have been the people who developed the Linish or linersh, in Bramley. This name means a flax-stubble field and in 1843, when the Tithe Assessment map was drawn, it covered the area now occupied by the Library, Blunden Court and Old Rectory Close. Flax was used to make linen but before spinning and weaving the stems were "retted"; this meant soaking them in running water, a procedure which could have used the stream which also powered three mills.



- 6.4. There were two mills were in Bramley and were probably both here at the time of Domesday. These were Bramley Mill (left) and Snowdenham Mill (outside the conservation area). Emphy Lane, which is now a bridleway, led from Hurst Hill and from Wintershall to the Snowdenham Mill. Emphy means a hedge or enclosure of young saplings.
- 6.5. At the time of Domesday (1086) the Manor of Bramley was far larger than the present parish and comprised most of the western half of Blackheath Hundred, extending to the Sussex border and including Shalford, Wonersh, Hascombe and West Cranleigh, which separated from Bramley during the following century. In 1227 Wintershall became a separate manor and in 1241 the rest of the manor was divided in two, East and West Bramley.
- 6.6. The village of Bramley developed to the west of what is now a tributary to the River Wey and between Hurst Hill to the south and Farley Hill to the north and at the foot of the Thorncombe Valley.

- 6.7. Coronation Oak green (*right*) today is all that remains of the original village green at the centre of the village. It was once the crossroads where Linersh-lane, the road from Wonersh, met Deep Lane (now Woodrough Lane), the original route from Wintershall, and the first Mill Lane (relocated in the 1820's), which started from the north side of the house now called 'Saddlers', and which was previously known as 'Corners' or 'Old Corners'. There is a reference to a moated manor house near the village green, which would probably have dated from the 1300's; this survived to the early 1800's.



- 6.8. At some date during the Middle Ages the road from the village to Birtley around the east slope of Hurst Hill was established, as was the road from Thorncombe Street to Bramley and Wonersh (later to be Snowdenham Lane and Station Road).

- 6.9. Bramley Church (*right*) dedicated to the Holy Trinity, was probably first built in the 1100's. The Tower and Chancel date from the early 1200's with the south transept (now part of the south aisle) added later in the century. It was not until 1676 that boundary walls were built and the burial ground was licensed. Holy Trinity was a daughter church of Shalford; it was not until 1847 that Bramley became a separate parish.



- 6.10. By the mid 16th century there were 63 houses in what was called Bramley township, 22 of them within half a mile of the church. The most important house in the village was probably the present East Manor; its external staircase was added in the 1580's, when it would have been seen from the village green, demonstrating the importance of the owners at a time when domestic staircases were still rare.



- 6.11. The village would have been growing in the 17th century - many of the houses on the west side of the High Street date from this period, including the houses which now form the Wheatsheaf public house. Bramley Manor (*left*) (opposite East Manor), originally the farm for Bramley Manor, was built in the middle of this century.

- 6.12. The 18th century brought more changes with the road through the

village becoming part of the Turnpike road from Guildford to Arundel, following an Act of Parliament of 1757; there is still a milestone in Birtley Road. A bridge and causeway were built on the road to Wonersh in the 1770's; the river was then diverted from its original course close to the bottom of Wonersh Hollow into a new straight course to align with the new bridge. This bridge was rebuilt in 1991.

- 6.13. Most villagers would have made their living from agriculture, but for the poor the Parish purchased a house called the Nunnery in 1735. This was at the far end of the Bramley millpond; it was sold a century later when the poor had to go to Hambledon Workhouse; the field is still called Nunnery Meadow. More happily, by the early years of the century the Jolly Farmer, originally called the Wheatsheaf, was established.
- 6.14. The Napoleonic War brought concerns for shipping in the Channel and plans to create an overland connection between London and Portsmouth led to the building of a canal to connect the rivers Wey and Arun. This finally opened in 1816. James Stanton was appointed Superintendent of the canal in 1819; by the time of his death in 1857 he had five barges of his own, but by now use of the canal was declining and it finally closed in 1871. Stanton's cottage on the wharf still survives. In 1825 the Earl of Egremont, a great supporter of the canal, had purchased a property in Bramley on the site of the present Park Drive, which was soon demolished. He diverted some of the water from the millpond to the canal in an attempt to improve the canal's water supply; this had a lasting effect, as the watercourse would define the boundary between the later school and cemetery. The Earl of Egremont also moved the lane to the mill, roughly to the present Park Drive, and his nephew, Captain George Wyndham, had Bramley House built in 1827. This house was later leased by Captain Jekyll and was the childhood home of Gertrude. After the Jekyll family left in 1868 the house was considerably extended and the lane to the mill now became a driveway to the house with a third Mill Lane (the present one) put through in 1871. Bramley House (later Park) was demolished almost completely in 1951.
- 6.15. Development in the village was also influenced by Mrs Charlotte Sutherland. She leased Church House in 1848. She largely financed the building of the north aisle of the Church in 1851, the new Vicarage (now demolished and replaced by Old Rectory Close), the Village School, the cemetery and its chapel (also demolished); her brother, Richard Charles Hussey, was the architect for all these developments.

- 6.16. Charles Smith purchased a site from Elizabeth Street of Birtley House in 1848 and established a foundry, which passed to his son Richard. It lasted until the early 1960s and is now the site of Bramley Motors. Charles' son William established a brewery on part of the site before 1865; this continued in operation until 1923 when the brewery chimney was demolished. The brewery building is currently Forest Gallery Fine Art. Brewery Cottages survive at the back of the brewery. His other son Richard established a foundry which lasted until the early 1960s; it is now the site of Bramley Motors.



- 6.17. Various railway companies had built lines in the vicinity and there were stations at Guildford in 1845, Godalming soon after, and Shalford in 1849. Then in 1865 the line between Guildford and Horsham was opened and Bramley (and Womersley) had its own station. This was perhaps the main reason for the increase in population that followed, and there were housing developments including Station Road, Birtley Road and Eastwood Road; the south aisle, incorporating the south transept, was added to the church in 1875. There were several shops in the village by the 1850's but at the end of the century William Lawn Head re-fronted several of the houses on the west side of the High Street to provide Head's Stores. The Stores have since been split into a number of individual premises but Head's elegant shop-fronts remain.

- 6.18. At the time of the first census in 1801 the population of the parish was 657, most of whom would have worked in agriculture. The population grew steadily to 1,271 in 1881, but by 1891 had increased almost 50% to 1,734.

- 6.19. St. Catherine's School was established in 1885 next to the railway station, and has grown to have a significant physical presence in the village. Building of the Chapel began in 1893 and it was dedicated in the following year. It is a notable example of the work of Charles Eamer Kempe, who was responsible for much of the interior decoration, especially the stained glass windows.



- 6.20. By the end of the 19th century the local government of the village changed with the establishment of a Parish Council in 1894. This met, as it still does, in the Village Hall whose Victorian exterior and modern additions conceal a barn with timbers dating back to c.1400.

- 6.21. Gertrude Jekyll, who had spent her childhood in Bramley, retained an interest in the area, and her friend Edwin Lutyens designed Millmead House in Snowdenham Lane as a speculative development for her in 1904; she, of course, designed the garden. Grange Cottages in the High Street were also built at the beginning of the century as staff cottages for Bramley Grange, in place of an old farm.



- 6.21. The Great War brought tragedy to the village with many of the young men killed. Wounded men from the front were also seen in the village as Thorncombe Park was used as a hospital. In 1921 the war memorial at the crossroads was built, designed by architect and local resident Frederick Hodgson.

6.22. In 1887 Bramley Grange was built by Henry Peak on the site of the earlier White House for Colonel Webster (Bramley Golf course was laid out on part of his land in 1913). After the Great War Bramley Grange was converted to a popular hotel and remained a hotel until burnt down in 1996. Between the wars there was more development, including the start of Linersh Wood, and some local authority housing.

- 6.23. In the years since the second world war there has been considerable development in the centre of the village, much of it on the east side, including shops, Brambles Park, Windrush Close, the Catholic Church, the public library, Blunden Court and Old Rectory Close. On the opposite side houses were now built in Mill Lane and Home Park Close was built on the old kitchen garden of Bramley House, which had once contained ' a long range of greenhouses and an abundance of peaches, nectarines, plums, cherries and pears.'
- 6.24. The railway closed in 1965 after serving the village for almost a century. The Parish Council has recently completed a project to restore some of the appearance of the station, adding level crossing gates and a replica of the waiting room. The Bramley Grange Hotel has been replaced in 2004 by flats built in a similar style.
- 6.25. To mark the year 2000 the Bramley History Society organised the photographing of nearly all the buildings in the parish to provide a record of an ever-changing scene.

6.26. **Association/Links With Historic Personalities**

As has been mentioned in the history section above, there are associations with Gertrude Jekyll and Edwin Lutyens. Although Bramley Park the house Jekyll grew up in has been demolished, the lodge house, entrance walls (*seen below*) and garden walls, (added after the Jekyll family had left Bramley) survive in and around Home Park Close. Evidence of the raising

and whitewashing of walls when the greenhouses were added can also be seen.



6.27. Millmead, the house built for Jekyll by Edwin Lutyens does survive. It is now a listed building. Little remains of the original Jekyll Garden, but it is being restored by the current owners. A replica of the garden shelter has been constructed at the rear of Godalming Museum.

6.28. **Archaeology**

By Doctor David Bird – County Archaeologist

The Area of High Archaeological Potential (AHAP) (see map opposite), for Bramley is designated as the area most likely to contain archaeological evidence for the historic settlement. The area is shown on the next map. In common with many other similar centres in Surrey, we know very little about the origins and history of the village, because there has been very little archaeological work there. There is little doubt that some evidence will survive that could tell us when the first settlement was made, and how it subsequently developed and changed through time. Archaeological evidence will often be the only way we can expect to learn about the lives of ordinary villagers and how the village interacted with other centers in the county and beyond. Unfortunately at present, the only way we can define an area of potential for most Surrey villages is to go back to the earliest useful historic map, which is that of John Rocque, based on a survey of about 1762. The Bramley AHAP is therefore based on the nucleated area depicted on Rocque's map.

6.30. Hopefully one day we will have more evidence and be able to define the area with greater accuracy, but that will require analysis of the results of many archaeological interventions. It is important therefore in the future that all significant areas of ground disturbance, or alterations to historic buildings in the village receive adequate archaeological recording.

*7. The Setting and
The Street Scene*



The Jolly Farmer Public House, High Street

7. The Setting and Street Scene

7.1. The main feature of the Bramley conservation area is the A281, which winds through the village. It is not possible to see down through the village, as the busy road, with development on either side bends off to the west, halfway down. Once round this bend, the area widens out on the left to create a large green space, with trees planted to help screen the main car park. The road then bends off towards the east, with narrow pavements and boundary walls of various heights and materials. The impression of Bramley is that of a busy village, in some ways relatively urban in character, but softened by the wooded backdrop around it in all directions.

7.2. The Street Scene in more detail

Approaching the Conservation area from the north along the A281 Horsham Road, the site of Bramley Grange Hotel is passed on the right. This has



been redeveloped as older persons apartments. To the east of the A281 is the Warren, followed by a BP petrol station on the left. The mini-roundabout is at a busy junction with Station Road and Snowdenham Lane. A heritage feature sign post is on the south eastern corner. Behind it is the war memorial to cover the two world wars. Panels listing the names of those lost from the village are embedded in the curved Bargate stone around the memorial cross.

After the roundabout, the A281 Horsham Road becomes the High Street, and is characterised by stone walls set back from the road with grass verges in front. Bramley Pound, with its interesting plaques and the village coat of arms, (*left*) and Holy Trinity Church are passed on the left.

7.3. On the right are two very attractive houses, which differ in style; Summerpool House and Summerpool Cottage.

7.4. To the west, Snowdenham Lane is bordered on one side by a stone retaining wall and steep vegetated bank. Along the opposing side, there are a variety of houses; some are set back and behind walls, while other buildings are built directly onto the edge of the lane.

7.5. Opposite Snowdenham Lane is Station Road. The Conservation area boundary runs along the northern side of the road to the junction with Hall Road. To the north, and outside the Conservation area is St Catherine's School. The school buildings are of red brick, large and imposing, and are set well back behind a substantial belt of mature trees and lawns. Further along Station Road is the Bramley Business Centre, built on what was Bramley Railway Station. (SEE 16. BOUNDARY CHANGES)

7.6. Within the Conservation area is St. Catherine's Preparatory School on the southern side of Station Road. Along Hall Road, is the village hall, formerly the Church Room, and a footpath through to the village. The boundary

along Station Road and round the corner into the A281 is well screened by another belt of mature trees. The view eastwards to the wooded hillsides is very attractive from here.

- 7.7. Going southwards, the busy A281 now enters the centre of the village where shops, public houses and other businesses are located directly along each side of the high street. This opens out to the south, where the library (*right*) and the Catholic Church of St Thomas More are set back from the east side of the road.



- 7.8. The sites of the brewery and foundry are found a little further south on the right hand side, along with the narrow entrance to Mill Lane. This lane curves around towards the north, and forms part of the western area of the Conservation area.
- 7.9. The stretch of the Bramley stream, which rises at Hascombe and enters the Cranleigh Waters below Fisher Rowe Close, is a valuable wildlife corridor - especially where it runs through the undeveloped meadow between Grinsteads in the High Street and Mill Lane. A wide variety of birds and fish thrive along this stretch, and it is important that this is preserved for future generations. A small section has been approved for development but has been restricted due to risk of flooding.
- 7.10. As it turns westwards, it reveals the proximity of the rural landscape to the village, with views out over the old mill lake towards the site of Bramley Park. This transition to the edge of the countryside is reflected by the construction of the lane itself. It is surfaced with tarmac at its junction with the High Street, but becomes an un-metalled drive past the Mill. The final section past Mole Cottage up to Snowdenham Lane is only a bridleway.
- 7.11. Travelling further southwards on the A281, the walled entrance and lodge house for Bramley Park, can be seen on the right. Next to the wall is an open space, which was the original village green. An important landmark here is the Coronation Oak, planted in 1911. Around the green is a collection of period brick and half-timbered houses.

- 7.12. On the eastern side of the A281 is an exceptionally high Bargate stone wall, (*right*) followed by a series of very attractive cottages and larger houses. These will be discussed in more detail in the section on listed buildings. There is also a fine view to the Bonfire Field from the gate next to Saddlers.



- 7.13. Around a bend in the road, an old barn provides further retail space, with Bramley Manor adjacent. On the other side of the A281 is East Manor (*left*).

- 7.14. The southern boundary of the CA is formed by the Coombes. (SEE 16. BOUNDARY CHANGES)

- 7.15. There are several small housing estates within the Conservation area, including Brambles Park, Windrush Close, and Old Rectory Close to the east of the A281, with Park Drive and Home Park to the west. These are relatively recent additions to the village and will be discussed elsewhere in this appraisal. (SEE 16. BOUNDARY CHANGES)

- 7.16. The far Eastern boundary of the CA runs along the western edge of the disused railway line that once served the village. This is now a heavily wooded embankment, and, like Mill Lane, forms a strong physical boundary to the CA. However, there has been much redevelopment of this eastern end of the CA, and the retention of this part within the CA cannot be justified merely by the existence of a strong boundary feature.



- 7.17. The disused railway is now a well-used long-distance bridleway (566), the Downslink (*left*). It is also protected by policy M8 in the Waverley Borough Local Plan 200, as part of the Guildford to Cranleigh Movement Corridor. In engineering terms it would be possible to re-open the line, but the study concluded that it would not be economically viable to do so.

However, the route has been recognised as an important movement corridor and is protected through the statutory planning process.

8. Land Uses



High Street

8. Land Uses

Shops and Businesses

- 8.1. Bramley and the much larger Cranleigh are the only villages in Waverley which have a High Street. Bramley's runs like a curving spine through the centre of the conservation area. The shops, restaurants and pubs are located down either side of the road, and because it is relatively narrow, it has a 'busy' feeling. Some of the shops and businesses have been located here for a number of years, including family firms such as Robertson's the electrical store.



- 8.2. Bramley has a good variety of shops to serve the community, when compared with many other villages in Waverley. These include newsagents, grocer, off-licence, florist, barber, travel agent, gallery and car sales (*above*). There are also some office uses.
- 8.3. The rest of the land-uses within the Conservation area are predominantly residential, with schools at both the northern and southern ends.
- 8.4. As noted in the Parishes' own publication 'Bramley in Surrey – Strategy for the Future', (1995) the village has a relatively large commuter facility (11% go to work on the train*), but also many people work locally (13% work from home and 7% go to work on foot). The village supports a wide variety of small shops and businesses providing goods, services and local employment, and one of the Bramley Strategy's objectives is to allow the village to continue to develop as a working community, supporting the local population, while still protecting the local landscape and architectural heritage of the area.
Source: 2001 Census
- 8.5. During this appraisal, the Bramley Conservation Group indicated that there was some concern about the use of first floor premises in the High Street. While it is acknowledged that some first floor premises are underused, the creation of offices within them can lead to the need for more parking, and

this can be a problem in Bramley. A balance needs to be achieved between the aim to support and develop the area for the working community and the issues of parking. This will need to be given careful consideration when dealing with planning applications, and is also looked at in the section of the appraisal on movement issues in section 14.

- 8.6. There is always concern at the closure of established shops in any village or other rural areas. The Council cannot prevent the closure of uneconomic shops, but through Policy S2 of the Waverley Borough Local Plan will seek to ensure that all reasonable efforts are made to secure a continuing retail use of premises.

Shopfronts



- 8.7. Many of the shopfronts in the village remain unchanged. They are small in scale, and many of them are made using traditional materials, such as wood and brick.

- 8.8. One of the most unusual was that of Grinstead's, (left) which had been a traditional butchers shop since the 1840s. Sadly this has been vacant for some time, and is deteriorating, but it is hoped that the frontage with its tiled pictures of cattle and pigs will be retained in some way if the shop and the land to the rear is redeveloped. The tiles are recorded heritage features. (See section 12).

- 8.9. Many of the shopfronts suffer from the constant effects of the heavy traffic in this narrow part of the Conservation area, and it must be an ongoing struggle for owners to maintain them.



the buildings.

- 8.10. Stallrisers and windows are affected by the dirt and fumes from the traffic and clearly, this must also have an effect on the fabric of

Community Buildings

- 8.11. There are two churches in the village centre, and their ages differ by some 800 years. They are Holy Trinity Church and St. Thomas More Catholic Church. The medieval Holy Trinity (with Victorian additions) is the older of the

two, and Grade II* listed. It has a high Bargate stone wall in front of it, with a small, well-tended churchyard. The early 13th century tower of Holy Trinity church can be seen from a number of places in Bramley. (picture needed)

- 8.12. The church of St. Thomas More (*right*) is set well back from the A281, in the village centre and is a sturdy 1950s building of red brick, with an attractively detailed white rendered porch.



- 8.13. The village centre is the area in front of and around the library, and is much more open in character. The library is not a particularly attractive building; nevertheless, it is an important asset to the village. Part of it is also used as a post office, which is of vital importance to any village.

8.14. **The Village Hall**

The Village Hall is an attractive building, located in Hall Road. A timber-framed building on a Bargate stone base, the hall was rebuilt in the mid-1800s using some of the old medieval timbers dating from the 1400s. It has also undergone some major extensions, sympathetic to the original style, incorporating some Bargate stone rescued from the demolition of the Cemetery Chapel of Rest. Today, the hall provides excellent facilities for disabled users and is used by a number of clubs and organisations as well as for village meetings. It is well cared for and clearly an asset to the village.



8.15. Pubs and Restaurants



There are two pubs within the CA, the Jolly Farmer, and the Wheatsheaf (above). Both retain character and interest, and the old pub sign outside the Wheatsheaf is particularly worthy of note.

8.16. The Jolly Farmer has recently been extended and refurbished and was commended in the 2003 Waverley Design Awards. It is not a listed building, but the extensive works carried out have been done as though it was, with much care and attention to detail.

8.17. Both pubs have bed and breakfast facilities.

8.18. There are four other food retail outlets in the village centre, and these, together with the pubs ensure that there are visitors to the centre in the evenings as well as during the daytime.

8.19. Houses

The houses in the Bramley Conservation vary considerably in style and age. There are many listed properties, which are discussed in the section on listed buildings, and also a number of relatively modern residential developments. These are discussed in the next section. The variety of styles adds considerably to the character of the Conservation area.

8.20. Also at the village centre is Blunden Court, (*pictured on the next page*) which is a Waverley owned residential home for the elderly.

8.21. It was designed by the Waverley architects, and when viewed in map form has a very distinctive 'H' shape. Although it is a large building, it is surprisingly unobtrusive in the streetscene.



8.22. As can be seen, there is a variety of styles of building in the Conservation area. Any new development will need to respect the historic setting of buildings surrounding the site, and if considered appropriate, will need to complement these, in terms of style, materials and roof pitches. However, this will not necessarily preclude allowing modern developments provided that they are of a very high standard of design.

9. Development



Bramley Grange, Horsham Road

9. Development

- 9.1. **Since 1974.** Some parts of the CA have been developed for residential use since the designation in 1974. Along the East side of the CA are the small developments of Brambles Park (*right*), Windrush Close, Blunden Court, and Old Rectory Close. These developments mean that there is now little of architectural or historic merit along this eastern side, and perhaps their retention within the CA cannot be justified. (SEE 16. BOUNDARY CHANGES)



- 9.2. On the western side of the A281, are The Beeches, Home Park Close, and Bramley Park Court. Developments around Bramley Park Farm and Park Drive led to the alteration to the boundary of the CA in 1990, and it now follows historic walls associated with the gardens, excluding parts of Home Park Close, but including Bramley Park Court. Redevelopment of the site of the Bramley Grange Hotel into apartments for people over 55 has also recently been completed.





10. Building Materials



Working on a Listed Building in Horsham Road

10. Building Materials



- 10.1. Most of the oldest buildings, including East Manor Cottages, Summerpool Cottage, and Saddlers are of timber framed construction, sometimes re-fronted over time. Investigations of the structure of the Village Hall suggest this had origins as a 15th century timber framed barn, though little remains externally to show this. (See 8.14)



*Left above: East Manor
Left: Summerpool Cottage
Right: Saddlers*

- 10.2. The local bargate stone is another much used material, with the largest building of this material being Holy Trinity Church. Bramley Mill, Millmead, and Bramley Manor are further fine examples. Sometimes detailing such as quoins or window surrounds are picked out in red brick, which provide a decorative surface, contrasting with the soft brown stone. Sometimes the mortar will contain galleting, which is the addition of inclusions such as ironstone pressed into the mortar joints.

- 10.3. Other buildings are of brick, which became more popular as comparative costs fell and its practical advantages for



‘fashionable’ building were appreciated. Older examples include Tanhurst (*left*) and Summerpool House, while Georgian properties can be seen at the southern end of the village. Brewery Cottages are of rat-trap construction.

- 10.4. Modern materials include concrete and machine-made brick. Often these modern buildings are focused around a close. Some of these buildings were constructed before the CA was designated, however, more recent

developments have reverted to the more traditional colourings and materials, such as at Bramley Park Court and the Village Hall.

- 10.5. Some buildings are rendered, usually in a cream/white colour, while others have paint directly applied onto the brick/stonework. The buildings around Birch House are particularly attractive examples.



- 10.6. Tile-hanging on the walls of buildings is a local tradition, with usually only the upper floors receiving this treatment. This often took place because thin panels of a wattle and daub construction were a poor weather protection. When clay roofing tiles became cheap and easily available, they were adopted as a cladding

material over timber framed walls. Mole Cottage (*above*) provides an example of its application to a timber framed dwelling; while later uses of this material can be seen above some of the shops in the High Street and at the Village Hall.

- 10.7. Ancillary buildings in the Conservation area are made of a variety of materials; not necessarily the same as the structures they were built to serve. At Bramley Mill and behind what was Grinstead's, are examples of the use of Bargate stone, with the barn beside the Village Hall (*below left*) providing a fine example of an agricultural building made out of this material. Horizontal wooden weatherboarding has also been used for the construction of some ancillary buildings. There are also several buildings behind the Bramley Bedroom Centre, (*below right*) which are also constructed in this style. Some of the sheds behind the W heatsheaf are also constructed in this way. All of these examples are stained black, rather than being painted as in other areas of the country.
- 10.8. Proposals for new development in the Conservation Area should pay regard to the building styles around and to the policies on the Historic Environment and Design contained in the Waverley Borough Local Plan 2002.



II. Listed and Locally Listed Buildings



The Wheatsheaf Public House, High Street

11. Listed and Locally Listed Buildings

11.1. Listed Buildings

A 'listed building' is a 'building of special architectural or historic interest' included in a statutory list prepared by the Department for Culture, Media and Sport. Most in the Bramley Conservation are listed Grade II, but Holy Trinity Church (*right*) has the higher Grade II* listed status. A full list with photographs is attached as Appendix 1.



- 11.2. The definition of a listed building, whether Grade II, II* or I, includes both the interior and exterior of a particular building, any objects or structures fixed to the building and objects or structures ancillary to the building within its curtilage, if they have formed part of the land since before 1st July 1948.
- 11.3. The Secretary of State applies rigorous criteria in the listing process; the lists include buildings which are important to the nation for the interest of their architectural design or craftsmanship; examples of particular building types; significant plan forms and constructional techniques; historical associations with nationally important people or events; and group value as part of an important architectural or historic unity such as terraces or squares. Listed buildings are limited in number and irreplaceable. Listing is intended to ensure their conservation by regulating changes to buildings or their setting through special controls in planning legislation, notably the system of Listed Building Consent under the Planning (Listed Buildings and Conservation Areas) Act 1990. The legislation also enables action to be taken in respect of unauthorised work to listed buildings, which is an offence liable to prosecution in a criminal court, and to ensure the proper preservation of listed buildings which have been put 'at risk' by being allowed to fall into substantial disrepair.
- 11.4. The Waverley Borough Local Plan contains several policies to protect listed buildings and their setting and these are included as Appendix 2.
- 11.5. No buildings were put forward for statutory listing as a result of this appraisal.

11.6. Locally Listed Buildings

The Local Authority has also identified buildings within Waverley that are considered to be of local historic importance. These buildings are known as 'locally listed' buildings. They may be of traditional design, or may hold historic interest for the village. Within the current boundary of the Bramley Conservation area there are currently only three locally listed buildings. These are the Jolly Farmer, Bramley Mill and Gable Cottage. (right)

11.7. Whilst such buildings do not enjoy the special protection of statutory national listing, Waverley will have particular regard to their protection as a material consideration when planning proposals affecting them are under consideration. Policy HE2 acknowledges the need to protect such buildings, and seeks to review and update the list periodically, with the help of local organisations.

11.8. The following buildings have been included on the Local List as a result of this appraisal.



The Village Hall



The Stone Barn adj. the Village Hall



Park Lodge



Animal shed rear of Grinsteeds



Bramley Manor



St. Faith's, Station Road



Hurst Lodge



Cyprus Cottage



The Firs



The Cottage



Malthouse Cottage



The Old Fire Station



Vine House



Bramley Park Court (original building)



Buildings outside the Conservation area, but also Locally Listed as a result of this appraisal:

- Wharf Cottage, Station Road
- Raymond House, Station Road,
- Boblak House, Station Road
- The Coach House, Eastwood Road
- West Lodge, Snowdenham Lane

12. Heritage Features



Heritage Feature Tiles at Grinsteeds High Street

12. Heritage Features

12.1. In 1986 the Borough Council produced a list of heritage features in Waverley. The list covers natural landmarks, archaeological sites, historic structures and historic trees, roads and trackways and gardens. The purpose of the list was to identify features which were a significant and valuable part of the character and history of the Borough but which for the most part were not protected by legislation. The intention was that by recording them there would be more awareness of the value of preserving them. Since the time of publication there have been a number of instances when heritage features have been preserved, renovated or specially recorded in consequence of their identification.

12.2. Prior to this study, there were eleven heritage features within the Bramley conservation area, and they include the old steam engine water pick-up point in the High Street, the War memorial, the Church Pound (left), the Coronation Oak and the garden of Millmead.



12.3. A number of other features have been added to this list as a result of this appraisal and they are as follows:

- Specified walls as shown on the map, including the gates to Bramley Park,

Cemetery Lych Gate



'Odo' sign



Wheatsheaf pub sign



Old post box,
Station Road



Bramley Infants School Clock
and the clock tower



The Animal Pound,
Gosden Common



Gate adjoining Saddlers



Pumps and wellheads at Bramley Lodge
and Springfield Terrace



- Victorian Milestone at Birtley Road (outside the current CA)
- Edwardian Letterbox at the entrance to Snowdenham Hall

A full list of features is provided in Appendix 4.

*13. Trees, Hedges
and Walls*



Holy Trinity Churchyard Wall, High Street

13. Trees, Hedges and Walls

13.1. Trees

Trees form an important part of the landscape in conservation areas, and have special protection against felling or other damage, subject to conditions (including small trees and ones that are dead dying and dangerous). Notification must be submitted to Waverley Borough Council 6 weeks in advance of any proposal to top, lop, or fell a tree.

13.2. A survey of the CA has identified different roles for trees within this area. This ties in with advice in Planning Policy Guidance Note 15, which recognises the visual, historic, and amenity value of trees within a CA. The roles identified in the Bramley CA are as follows:

- **Individual “feature” trees.** These are single trees, which are visually or historically important.
- **Groups or belts of trees.** These are trees which may or may not be of individual value, but which collectively form a group when viewed from a distance, or provide a screening belt that blocks out unsightly buildings.
- **Semi-natural woodland.** One area to the west of the High Street contains trees of little individual merit, but it brings trees and woodland almost into the village centre.
- **Distant views of wooded hillsides.** The wooded hills around Bramley are a feature visible from many parts of the CA. This is covered in a separate section.

13.3. Entering the CA from the north, the main road is bordered by a belt of trees on each side. These form important screens, giving a rural feel even though there is development immediately behind them. The belt of pines on the west side mirrors those on the east, and form a barrier between housing and the road. Past Clockhouse Lane the screening role becomes more important, as part of the redevelopment of the Bramley Grange site is very close to the road.

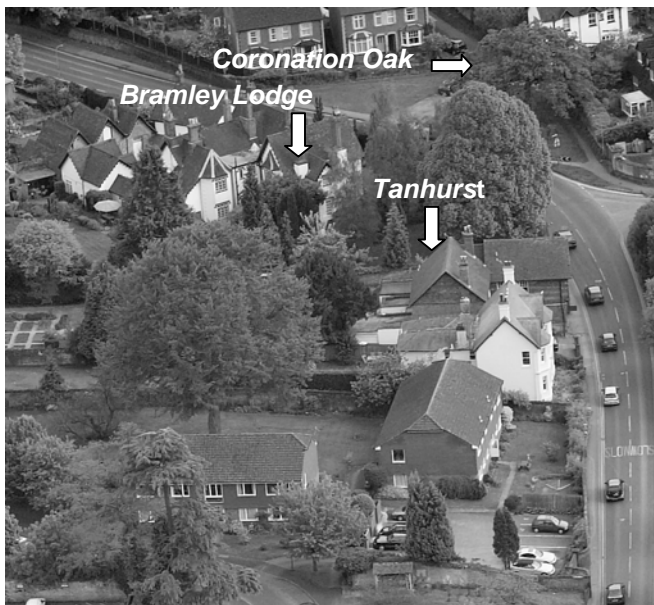
13.4. At the mini-roundabout, feature trees are encountered in the garden of Summerpool house, with a group of trees on the opposite side (*left*)



stretching from the war memorial down to the Pound. This group has a good collective value, being composed of lime, tulip tree and evergreen oak. Those in Summerpool house are a Beech and two Yews. Behind the Pound in the churchyard and the grounds of St. Catherine’s Prep School are two pines, a holly and a horse chestnut, providing a distinctive group, and an impressive backdrop for the setting of the Pound. The churchyard in front of

Holy Trinity Church contains several Yews. Some of these are regularly pruned or coppiced. Moving into the centre of the village, a group of four pollarded limes in front of Grange Cottage not only form an attractive feature, but also contribute historically to the village centre.

- 13.5. To the right, glimpses of the alder wood along the stream from Bramley Mill can be seen, by looking between buildings. Although many of the trees within these wetland woods do not have individual merit, the group value of this woodland finger extending almost into the centre of the village should not be underestimated.
- 13.6. Beyond the rows of shops along the eastern side of the High Street, the scene opens out to the east at the library forecourt. At the front are several small trees, but much more imposing are the Cedar and Robinia trees in front of Blunden Court, and the single large Beech tree behind 29-32 Old Rectory Close. This Beech is a particularly large example with bracing ties between the branches, and along with the trees in front of Blunden Court provides a central feature visible from many different parts of Bramley.



- 13.7. Further along the A281 to the south, (*left*) there is a feature Yew behind Tanhurst, and a lime in the garden of Bramley Lodge. Also very prominent is the Coronation Oak, planted on the on the old village green in 1911, which has strong historical association as well as aesthetic value. A Maple in the garden of Russett House provides a corner feature, while just before the road leaves the CA, a prominent feature Beech, reinforced by a group of Yew and Ash,

can be seen in the grounds of Bramley Manor.

- 13.8. Clockhouse Lane forms the northern edge of the CA, having a line of lime trees all the way along the northern side of the road. There are also two fine Western Red Cedar in the grounds of Clock House and Linden Corner.
- 13.9. Between The Beeches and Bramley Grange the belt of trees, although broken up by access roads, forms an important break between the two developments. There are also some feature trees covered by Tree Preservation Orders in front of the old wing of Bramley Grange.
- 13.10. Snowdenham Lane passes mainly through wooded countryside. As it enters the CA, the trees on the right hand side give way to development, but on the left (northern side) the wooded aspect is continued, with trees and shrubs on

top of the retaining wall. On approaching Bramley Grange, a more formal belt of trees encompasses the rear aspect of the new development.

- 13.11. On the opposite side of the mini-roundabout to Snowdenham Lane is Station Road. A Turkey Oak and a Sycamore form features immediately after the war memorial, and they are followed by a belt constituting Lawsons Cyprus, Holly and Sycamore. In the grounds of St Catherine's Junior School are various Yew trees, shown as a group on the map, while two Scots Pine and a Lime form features in front of the school.



- 13.12. Across the road there are large lime trees in front of the main School, (*right*) but this is outside the current CA, and will be looked at in the next section. There are also interesting trees in gardens opposite the village hall, notably a Birch, a Lime and an original *Metasequoia Glyptostroboides* or Dawn Redwood in the grounds of one of the houses in Brambles Park.

- 13.13. Between Windrush Close and the Stream is a belt of Alder. They form a screen against the rear of the High Street shops. Where this road leaves the stream, a White Poplar, two Western

Red Cedar, and a Liquid Amber are pleasing feature trees. The Corkscrew Willow on the other side is another feature tree, but of limited long-term potential. The small amenity area by the path to Hall Road owes its tranquil setting to the surrounding trees and bushes. To the north, there is a belt of Yew in the garden of Malthouse Cottage.

- 13.14. The Alder Wood mentioned above is visible from many parts of the CA, and reaches from Stream Cottage to Bramley Mill. This woodland does not have trees of individual note within it, but there is a Red Oak nearby in the rear garden of Vine house and another Red Oak and a Plane tree within gardens in Mill Lane.

- 13.15. In Home Park Close, a belt of Yew reinforces the historic boundary wall, and this continues across Park drive where there is a mixture of remnants from the old garden setting, including Yew and Pine. These also provide effective screening of a garage block built on higher-level land.

- 13.16. Along Ricardo Court, there is a strong belt of mature deciduous trees along the south-western boundary of East Manor. Just to the north of this, there is a feature Oak between the rear gardens of Russett House and The White Cottage.

- 13.17. Trees Outside the Boundary of the CA**

There are also trees immediately outside the boundary that are worth noting, as are distant views of wooded hillsides visible from various parts of the CA.

- 13.18. Immediately outside the CA, there are wooded areas that are important in retaining the rural character of the village. To the west, the CA is approached along Snowdenham Lane, which runs through woodland. The views along Station Road are enhanced by planting in front of St Catherine's School.



13.19. The trees in the cemetery to the south of the existing CA boundary (*left*) provide a tranquil setting, and many of these are statutorily protected by Tree Preservation Orders.

13.20. The eastern boundary of the CA is lined with trees growing along the route of the former railway line. They are not worthy of special protection, as they consist mainly of scrub, but they form a green backdrop to housing at the eastern side of the CA.

- 13.21. Views of trees outside of the CA are also very important, as the valley location allows glimpses of distant wooded hillsides to the south (*below*) and west. There is also a good view of the Bonfire Field from the gate next to Saddlers. Such views have an important role in creating the feel and setting of the CA, even though they may be quite a distance away from the boundary. Views down Station road include distant views of trees as well as the nearer ones mentioned above.



13.22. **Hedges**

Hedges play an important part in the streetscene, where they provide greenery and texture within the more built up areas, on a smaller scale and a lower level than the trees. Together with the various walls, hedges form strong historic boundaries within Bramley, retaining links with the former importance of agriculture to the village.

13.23. Walls

Walls are a very important feature of the Bramley CA. They are not uniform, varying in height and materials. A popular material is bargate stone, but other walls are constructed of brick and some are rendered. Such walls can be under threat in some instances, and in an appeal decision in 2001, the Inspector stated that the wall in question represented “ an important and distinctive feature in the street scene and is part of the historic fabric of the village, which contributes significantly to the character and appearance of the conservation area”. The various walls around the Conservation Area form a very important part of its character, and any plans which involve demolition will need to be given very careful consideration. Any repairs should also be carried out with care, using matching materials. Rendering can be a good material to use on new work, either as using a carefully chosen aggregate to give a good natural colour or painted cement render. It should not usually be used over existing attractive surfaces, such as old brick or bargate stone. Renders can be attractive, offer design flexibility and can save money to spend on more telling details of a building.

13.24. The next map shows important walls in the streetscape of the CA. These are the larger walls that are visible from roads and thoroughfares, most of which were originally identified as part of the 1974 CA designation. However, there are many other walls not included that still have merit and would have a significant effect on the character of the CA were they to be removed.

13.25. Arriving from the north along the A281, or from the west along Snowdenham Lane, stone walls provide a gateway feature into the CA. They announce the transition from the countryside into the settlement.

13.26. In some places the walls enclose areas, such as private gardens or the play area for St. Catherine's Junior school. *(right)* Others act as retaining walls – the largest is along Snowdenham Lane, where the road is cut into the hillside.



13.27. A more unusual area of wall is to be found at the rear of Holy Trinity's churchyard, which has brick arches within it.

13.28. In some parts of the CA, especially where the walls are lower, hedges growing above or behind the walls combine to form a stronger feature, with good texture. *(right)*



13.29. It is desirable to retain these walls as they are an intrinsic part of the character that defines the Bramley CA. Care must be made in using appropriate materials and techniques when walls are rebuilt or repaired. Further guidance can be obtained from the Borough Historic Buildings Officer.



Various types of wall in the Conservation area

14. Movement



High Street, Bramley

14. Movement *by Surrey County Council*

14.1. Introduction

Bramley is a village situated at the northern end of an area known as the South Waverley Local Transport Plan and is likely to be substantially influenced by changes in and around this area over the next 10 years. The main concerns throughout the whole area are seen in terms of a vibrant and growing economy, which is currently wishing to expand, an unbalanced housing market, and continued car dependency. All of these issues play a significant part in the traffic management needs of the conservation area of Bramley. There are important economic and functional relationships between the main urban areas of both Guildford and Horsham; together they form part of the economic region, which has a significant effect on Bramley from the considerable increase in traffic generation.

14.2. New Surrey Structure Plan and Regional Transport Strategy

One of the priorities for these emerging plans is to support an integrated transport solution to improve accessibility in the area, and to facilitate sustainable economic growth through the re-use of brownfield sites. Policy LO3 in the structure plan on town centres states that they are the activity hubs of Surrey and contain significant heritage and cultural assets. This is the heart of the strategy, to attract appropriate development to sustain and improve their vitality and significance.

14.3. Public Transport

Approximately 68% of residents travel to work in Waverley by car and 8% by rail. There is no longer a link into the rail network at Bramley and therefore its role in serving a local public transport need is limited. Bus services into the conservation area are not well used and it is difficult for the public to obtain information on the location of bus stops.

14.4. The Existing Situation

Currently Bramley village centre is severed by the A281, which is both a principal road and part of the strategic road network.



14.5. Horsham and Guildford are signed through the village and there are currently no plans for this to change in the foreseeable future. However, this traffic can provide passing trade to the unique shops in the village. All

of the A281 is subject to peak hour loading bans to prevent deliveries causing hold-ups between 8am-9am and 4.30-6.00pm. Currently outside these hours, it is possible to load or unload in the conservation area provided that the vehicle is not within the controlled area (i.e. the zigzag lines) of the pedestrian crossing. Loading or unloading is prohibited at any time on the eastern side of the High Street between Windrush Close and the access road to St. Thomas More RC church.

14.6. All roads within the central area of the village are subject to a 30mph speed limit.

14.7. Fortunately the number of accidents occurring in the conservation area is relatively few when compared with the national average. Of the accidents that have occurred approximately, 50% of them involved pedestrians. A number of accidents occurred where pedestrians were struck by overhanging objects from vehicles whilst walking along the narrow footways.



14.8. Deliveries to the majority of shops are mainly made at the front of the property and therefore through traffic including a percentage of lorries are competing with shoppers and loading vehicles for space.

14.9. **The Local Economy**

In terms of the local economy, issues to be addressed include Bramley's role relative to the South Waverley LTP area, business retention, support for small local industries, and the need to provide a balanced economy. The lack of both affordable housing and smaller housing units causes a significant problem. Travel to work is becoming increasingly difficult at peak periods due to traffic congestion and inadequate public transport services. This suggests that measures to improve the accessibility of the major centres by public transport to reduce the volume of cars commuting through the centre of the village. Therefore, promotion of walking and cycling for shorter distance trips must be encouraged.

14.10. **Environmental Issues**

In environmental terms, the qualities that make an area attractive may also constrain growth in certain circumstances. An important issue is the balance between required development and conservation. Therefore, active management of development through the planning process is needed to encourage sustainable travel patterns, the use of public transport and discouraging the use of the private car.

14.11. **The Future**

A safety study of the centre of Bramley Village has been carried out over the last three years and a number of measures, including traffic islands, are due to be implemented before the end of 2005. These islands will serve two purposes: to aid pedestrians and reduce traffic speeds through the village. It is important to reduce speeds to improve the local environment and encourage local villagers to walk safely to the local shops.

14.12. Measures have been investigated to improve the local situation for children travelling to and from school. These measures are currently included in Surrey County Council's Local Transport Plan but have not been allocated funds.

14.13. Part of the study included the investigation of the lighting in the village. The Parish Council did not want to light the village to the modern urban standards both from a visual point of view and for traffic management reasons. Good lighting can increase speeds if drivers feel safer and it would no longer be possible to sign the 30mph limit with repeater signs if the lighting were to be improved. Government regulations do not allow 30mph speed limits to be signed if the lighting is designed for traffic rather than footway lighting. It was therefore decided that the lighting would be improved in the existing locations with modern fittings that control light efficiently but look like Victorian fittings, and to add additional lights to improve pedestrian safety. The first phase of these works i.e. the new lighting columns are planned as part of the safety scheme, and this was implemented in 2005. Waverley Borough Council has given £15,000 towards the cost of implementing this lighting scheme.

14.14. **Car Parking**

Parking is an issue in the village, with some residential roads such as Snowdenham Lane lined with cars. Within the centre of the CA, this is exacerbated by the need for parking for the shops in the village, along with the library and community meeting facilities such as the churches and village Hall. The current facilities at the library and Village Hall can be stretched at times, which can lead to further cars parking in residential roads. In order for the businesses within the CA to be successful, the need for parking must be recognised, but not to the detriment of residents in the area.

14.15. **Footpaths and Bridleways**

The former railway line that ran through Bramley is now part of the Downslink, (*right*) which is a major regional route for pedestrians, horses and cyclists. This bridleway route runs along the eastern boundary of the CA, and forms a strong access point for North-South travel.



14.16. Another north/south footway is the link from Bramley Mill (Mill Lane) up to Snowdenham Lane. This route includes views out over the lake that formerly served the mill. A route to the south is from Mill Lane to Ricardo Court.

14.17 There are also two short paths linking between roads in the CA. The pathway between Windrush Close and the Village Hall at Hall Road includes a small public open space known as Robertson's Gardens alongside the stream. There is also a short link between Woodrough Lane and Ricardo Court.

15. Enhancement Schemes



The Church Pound, High Street

15. Enhancement Schemes

15.1. Many of the enhancement schemes in the conservation area have been initiated and undertaken by various groups and individuals in the village. Some have been carried out with partnership funding from the Borough Council and other bodies. A considerable number of enhancement schemes have been carried out over the years and the commitment and dedication of the groups to making these improvements is to be applauded. Of particular note are the various projects which have centred around Bramley's twinning project with Rhens, including plaques, the wine press and vines in the village centre.

15.2. One of the early village schemes was during the 1980s and was the redesign of the area in front of the library by the Village Society. Bramley Parish Council has entered projects into every Waverley Design Award scheme, since it was set up in 1999, many of which have been awarded. Projects carried out include the refurbishment of the school and church clocks, renovation of the Church Pound, improvements to the Village Hall, new signposts, the restoration and floodlighting of the war memorial, the redesign of the Robertson Garden and various informative history plaques. Not content with projects inside the conservation area, there are also several schemes outside the boundaries, the most current of which is the refurbishment of the Bramley Station area. (above) (SEE 16. BOUNDARY CHANGES)



15.3. As part of the appraisal of the CA, opportunities to improve or enhance areas or features in the village may be identified. The Bramley Conservation Area Group has already suggested:

- “Heritage” style street lighting along the A281 (See Traffic and Way Forward Chapters),
- Improvements to the stream area adjacent to Thresher Wine Merchants, to include new bollards, replacement bars and litter bins,
- The restoration of the rustic gate adjacent to Saddlers,
- Sympathetic repairs to historic walls.

Others suggested by local people include:

- Tidying the area between Mill Lane and Park Drive and exposing the old Bramley Park wall on either side of the gates
- Improvement of pedestrian facilities in the above area
- Some clearing of ivy from building in the front of Rushett House.
- A circular walking route around the village.

These proposals will be considered as part of the Council's enhancement scheme programme, and opportunities taken to implement them if planning applications involve works to these sites.

16. Proposed Boundary Changes



The Clock Tower, Bramley C of E First School

16. Boundary Changes

- 16.1. Since its designation in 1974, there have been various changes that have altered the appearance of the CA. In particular, the redevelopment of the eastern side (i.e. Brambles Park, Windrush Close, Blunden Court, and Old Rectory Close) of the area parallel with the old railway line has led to a reduction in the historic character and appearance of the CA. While these developments are not unattractive, they are not of any particular architectural or historic appearance, and the boundary has been redrawn, removing Brambles Park, and Blunden Court, as well as the eastern ends of Windrush Close and Old Rectory Close. This revised boundary follows the edge of the Bramley Area of High Archaeological Potential (as defined in the Waverley Borough Local Plan 2002), which surrounds the historic village centre. The proposed boundary changes can be seen on the next maps.



- 16.2. As a result of this Appraisal, the boundary has been extended further south to include Bramley C of E First School, which is a very attractive Victorian building, with a fine clock tower and working clock., the old cemetery, and the School House, and also the former site of the old Youth Centre, which has been attractively incorporated into the Infants School grounds. The buildings and the cemetery contribute significantly to the CA because of their quality, setting

and character.

- 16.3. The school (*above*) retains many original architectural features both in the original 1851 part, and in later sympathetic extensions.

- 16.4. The cemetery (*right*) behind the school contains many fine trees, along with a traditional wooden lych gate, which is worthy of note. The revised boundary would cross the road to include The New House, before rejoining the original CA boundary behind Bramley Manor.

- 16.5. Two other amendments were also proposed. Firstly, the far ends of the walls in Snowdenham Lane were included to ensure the retention of this



gateway feature, and secondly, the screening area of trees between the A281 and Woodlands and Coromandel have been included for the same reasons.

- 16.6. Following consultation on the Appraisal, the boundary has also been extended to the north, to include the more noteworthy buildings at St. Catherine's School, (the Chapel, the Old Block and the Centenary building) as well as the open space and belt of trees fronting Station Road. These buildings (*below*) and the tree belt at the front are considered to contribute greatly to the historic character and the setting of the conservation area.



- 16.7. The Old Station, recently refurbished by local people, has also been incorporated into the Conservation Area. This area, with its shelter, signals, original signs and beautifully reconstructed level crossing gates is an important historic and educational feature of Bramley and has attracted a great deal of interest. It was highly commended in the 2005 Waverley Design Awards.

17. The Way Forward



The Rhens Wine Press, Village Centre

17.The Way Forward

17.1. Compiling the appraisal

This appraisal has focused on the historic core of the village, and looked at opportunities for the preservation and enhancement of its heritage. It is not a Local Plan, and does not cover all policy aspects of planning the village. However, it does set out aspirations for the future, and in combination these intentions show the way forward.

17.2. The current state of the conservation area

At present it could be said that the fabric of the conservation area is in good heart. There are no historic buildings at risk because of poor condition, there is only one vacant site to the rear of Grinstead's, (which has permission for residential development) and the open spaces are well cared for.

17.3. The Parish Council and local organisations have undertaken numerous enhancement schemes over the years, and there will continue to be opportunities for small-scale projects, but overall the village fabric is in a good state. However, the centre of the Conservation area continues to suffer from traffic problems.

17.4. The Highways Issues

The Highways section on issues in the village sets out problems and opportunities in the conservation area. It is not appropriate to use the appraisal to try and *so/ve* these problems, as the County Council is pursuing solutions through the Surrey Local Transport Plan. The way forward will be to support the highway proposals that safeguard the conservation area as they emerge.

17.5. Funding

The funding of the enhancement projects will depend on the availability of resources from Surrey County Council, Waverley Borough Council, the Parish Council, landowners and organisations in the village. It will be very important for the different agencies to collaborate on the projects.

17.6. Waverley has a Matched Funding Scheme, which may be a source of finance for organisations to carry out suitable projects. It has recently contributed £15,000 towards a street lighting scheme in the centre of the conservation area.

17.7. **Control of Development**

The 1984, 1993 and 2002 Waverley Borough Local Plans have included policies on preserving conservation areas, and the Bramley Strategy for the Future (1995) complements these documents. This last document is soon to be reviewed by local organisations. Observance of these policies has ensured that the quality of new development has been high and has been sympathetic to the character of the historic core. The way forward is to maintain this standard for new development and to continue the aim of preserving and enhancing the conservation area.

17.8. The appraisal captures the character and appearance of the conservation area and provides a basis for making decisions about change in the village centre. It will inform Members, officers, the public and organisations about the substantive qualities of the conservation area: what is special to Bramley.

17.9. **Working in Partnership**

The most important element of achieving the preservation and enhancement of the conservation area will be the collaboration of the organisations involved. The partnership approach needs to be continued to ensure the implementation of the schemes and the maintenance of quality in development control. It is vital that the community and the Conservation Area are mutually supportive and should not operate in isolation. It is hope that this document will provide guidance and understanding for those living and working within the Conservation Area.

Appendices



Appendix 1

Local Plan Policies incorporated in to the Local Development Framework

POLICY HE1 – Protection of Listed Buildings

Consent will not be granted for the demolition of a listed building, other than in the most exceptional circumstances and where conclusive evidence is provided that the building is incapable of being repaired and maintained for a use compatible with its special architectural or historic interest. If exceptionally, consent is given to demolish a listed building, it will be subject to conditions that: -

- (a) demolition is not begun before a contract for the carrying out of the works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment;
- (b) the loss of the historic structure, archaeological and other features caused by the demolition is recorded, and a report is prepared and published, by persons experienced in assessing historic buildings.

POLICY HE2 – Buildings of Local Architectural or Historic Interest

The Council will identify buildings of local architectural or historic interest and safeguard the important contribution they make to the character of the Borough.

POLICY HE3 – Development Affecting Listed Buildings or their Setting

Where development is proposed that will affect a listed or a locally listed building or its setting, high design standards will be sought to ensure that the new development is appropriate and compatible in terms of siting, style, scale, density, height, massing, colour, materials, archaeological features and detailing. Proposals will not be permitted if they would harm the building or its setting.

POLICY HE4 – Change of use of Listed or Locally Listed Buildings

The Council may permit the change of use of part, or the whole, of a listed or locally listed building where it can be demonstrated that:-

- (a) the use proposed would preserve or enhance the character setting and features of special architectural or historic interest that the building possesses;
- (b) there would not be consequential vacancy or under-utilisation of any part of the building, including upper floors, compared with the traditional uses;
- (c) proposals incorporate details of all the intended alterations to the building and its curtilage, to demonstrate their effect on its appearance, character and setting which should be either preserved or enhanced.

Where it is proposed to change the use of a listed or locally listed agricultural building, use as a dwelling will not be permitted unless it can be shown that there will be no adverse

effect upon the character and setting of the building and the proposal complies with Policy RD7.

POLICY HE5 – Alteration or Extension of Listed or Locally Listed Buildings

Proposals to alter or extend listed or locally listed buildings, including curtilage buildings, must be based upon full information about the special interest of the building and applicants must show why works which would affect the character of a listed building are desirable or necessary. The Council will seek high design standards in order to ensure that the special architectural or historic interest of the building is preserved or enhanced and that all new work is appropriate to its character in terms of siting, style, scale, height, massing, colour, materials archaeological features and detailing. Alterations, including internal alterations, and additions will not be permitted if they adversely affect the character of the building, its setting, or any features of special architectural or historic interest which it possesses.

Where permitted alterations and extensions would involve any loss of historic fabric, the Council may require a record to be made, before works commence, by persons experienced in assessing historic buildings.

Consent to demolish objects or structures within the curtilage of a listed building will not be granted without conclusive evidence that the object or structure is incapable of repair for beneficial use or enjoyment, or is not of special architectural or historic interest as a structure ancillary to the principal listed building.

POLICY HE6 – Building Control

The Council may, in exceptional circumstances, consider the relaxation of the Building Regulations where their strict application would otherwise prejudice the character of a listed or locally listed building. A relaxation will only be considered if it does not materially affect health and safety.

POLICY HE7 – Buildings in Disrepair

The Council will encourage the proper repair and maintenance of listed and locally listed buildings, and will secure repairs where reasonable steps are not being taken for properly preserving a listed building.

POLICY HE8 – Conservation Areas

The Council will seek to preserve or enhance the character of conservation areas by:

- (a) the retention of those buildings and other features, including trees, which make a significant contribution to the character of the conservation area;
- (b) requiring a high standard for any new development within or adjoining conservation areas, to ensure that the design is in harmony with the characteristic form of the area and surrounding buildings, in terms of scale, height, layout, design, building style and materials;

- (c) in exceptional circumstances, allowing the relaxation of planning policies and building regulations to secure the retention of a significant unlisted building;
- (d) protecting open spaces and views important to the character and setting of the area;
- (e) carrying out conservation area appraisals;
- (f) requiring a high standard and sympathetic design for advertisements. Internally illuminated signs will not be permitted;
- (g) encouraging the retention and restoration of shopfronts where much of the original detailing still remains. Alterations will take into account the upper floors in terms of scale, proportion, vertical alignment, architectural style and materials. Regard shall be paid to the appearance of neighbouring shopfronts, so that the proposal will blend in with the street scene.
- (h) encouraging the Highway Authority to have regard to environmental and conservation considerations in implementing works associated with its statutory duties, including the maintenance, repair and improvement of public highways and the provision of yellow lines, street direction signs and street lighting.

Policy HE9 – Historic Parks and Gardens

The Council will seek to ensure that any proposed development within or conspicuous from a historic park or garden, including those identified in the English Heritage Register of Historic Parks and Gardens as shown on the Proposals Map, does not detract from its setting, character, appearance, layout or structures.

The Council will seek to ensure that unsympathetic sub-division of a park or garden is prevented and any particular landscape architectural or heritage features are protected.

Policy HE10 - Heritage Features

The Council will seek to protect and conserve heritage features by Ensuring that:

- (a) new development will be located and designed so as to preserve the features. Where this is not possible, careful attention needs to be given to minimise damage or disturbance to a feature;
- (b) where disturbance is unavoidable or where the feature is to be lost, ensuring that it is properly recorded and where appropriate relocated and restored.

POLICY HE11 - Enhancement Schemes

The Council will promote practical schemes for the enhancement of conservation areas and heritage features and will assist private individuals and organisations with their improvement projects as appropriate.

Policy HE12 of the Waverley Borough Local Plan refers to Historic Landscapes, of which there are none within the Bramley Conservation area.

POLICY HE 13 - Scheduled Ancient Monuments and County Sites of Archaeological Importance

There will be a presumption in favour of preserving scheduled ancient monuments or county sites of archaeological importance or their setting. Development which adversely affects the archaeological value and interest of these sites will not be permitted. The Council will encourage the management and interpretation of such sites to develop their educational and recreational value.

POLICY HE14 - Sites and Areas of High Archaeological Potential

In considering proposals for development involving ground disturbance within Sites and Areas of High Archaeological Potential, as defined on the Proposals Map, the Council will: -

- (a) where appropriate, require that an initial assessment of the archaeological value of the site be submitted as part of any planning application;
- (b) where, as a result of the initial assessment, archaeological remains are considered to exist, require the arrangement of an archaeological field evaluation to be carried out prior to the determination of any planning application;
- (c) where important remains are found to exist and can justifiably be left in situ, make provision by planning condition or agreement to minimise damage to the remains;
- (d) where important archaeological remains are found to exist but their preservation in situ is not justified, the Council will require a full archaeological investigation of the site in accordance with a scheme of work to be agreed in writing with the Council prior to the granting of planning permission.

POLICY HE15 - Unidentified Archaeological Sites

Where proposals are made for large scale developments (over 0.4 hectares) not in an area already defined as of High Archaeological Potential, the Council will require that an archaeological assessment is provided as part of the planning application, and the same provisions as in Policy HE 14 (b) (c) and (d) will apply.

Appendix 2 Listed Buildings



The Warren, High Street (East side at junction with Station Road)

Grade II

House. Late C18/Early C19. Whitewashed roughcast over smooth plinth, incised deep eaves to low pitched, hipped, slate roofs. L-shaped plan. Two storeys with rusticated quoins to angles and end stack to left with further stacks to front left of centre rear. Right hand return front, (facing main road): Two storeys and attic under C19 gabled dormer. Four, ogee head, leaded casement windows to first floor and one blocked ogee head panel to first floor left. Two ogee head windows to ground floor right, and one "Gothick" window to left with intersecting tracery. Door to left of centre between flanking buttresses in smooth stucco surround with two ogee head panels. Rear:- Two first floor and one ground floor "Gothic" windows. Front facing Station Lane:- Battlemented angle bay and smooth plat-band over ground floor. Two glazing bar sash windows on front face on each floor of bay, and two windows to right.

**Church House, St. Catherine's School, Station Road
Grade II**



House, now school. Late C18. Colourwashed stucco over red and blue brick, expose on return fronts, C20 hipped, plain – tiled roof. Two storeys with range set back to left. Stack to rear centre on right range and corbelled C19 front stack to left. Further smaller, stacks to ends and rear. Two 12 – pane and two 16 – pane, tripartite, glazing bar sash windows to first floor right, three tripartite, glazing bar sash windows to first floor right, three tripartite ground floor windows. Door of six fielded panels to right of centre in pilaster – strip surround under roundel and bat – wing tracery transome light. Two 12 – pane glazing bar sashes to first floor left. Four small, 16 – pane sashes to ground floor. C20 range to left end set back. Single storey ground floor range projecting until flush with main block; with two 16 – pane glazing bar sash windows flanking central, four – pane sash.

Holy Trinity Church, High Street
Grade II*



Church. Early C13 chancel and tower, mid-C13 south transept, north aisle added in 1850 and restored in 1875-6 by Henry Woodyer, when south aisle and vestries were added. Bargate stone rubble with hard chalk and Bath stone dressings, plain-tiled roof, renewed on broach spire. Originally Cruciform plan, altered in 1850 and 1876, now with porch to west, central tower, added aisles and vestries. Three gables to restored west end, with broadest gable to centre. C19 Decorated Style windows on sill courses to west end in flanking gables, two round-arched, Norman style lancets with scalloped capitals on nook-shafts, over west porch. Offset, diagonal buttresses to angles of west end. North aisle windows, C19, in style of C14, with ogee tracery and hood mouldings, the windows alternating with buttresses. East end:- three C13, splay-sided, chalk dressed, lancet windows, with similar windows on south side of chancel. C19 windows to south aisle. Gabled porch to west end with Horsham slab roof, in Norman style. Round, arched, entrance with scalloped capitals to jamb shafts and roll mouldings. Original C12 door surround to west door now restored, with zig-zag moulding to round arch and cushion capitals to jamb shafts. Double, C19, doors.

Interior:- Renewed roof. Three bay, rounded pier, chamfered arch to north, five bay round pier arcade to south. Hammer-beam type roof with cusped, arched braces to the north aisle. C19 chancel arch of coloured stone with C19 rood screen across.

Fittings:- C19 and C20 pews. C19 oak pulpit, octagonal on wooden columns with Gothic arcading on panels. Old octagonal stone font now outside the church; C19 marble octagonal font inside. C20 reredos with linenfold panelling. C19 alter triptych. C13 arched and chamfered piscine with fleur-de-lys keystone finial.

Monuments:- Transept: Dedicated to Mary Shurlock, Died 1748. Black stone with grey border. Urn with flame finial over cornice, putti and apron below. South aisle:- Monument to Richard Sparke, by E. Galfin of London. White stone, stele background with mourning female and urn. Monument to Henry Ludlow. Died 1684. Polychrome marble with broken pediment above and cartouche over round arched panel and niche in flanking composite order pilasters. Gadrooned urn attached to panel with gilt flame finial.

K6 Telephone Box, High Street
Grade II



Telephone Kiosk. Type K6. Designed 1935 by Sir Giles Gilbert-Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated George VI crowns to top panels and margin glazing to windows and door.

Summerpool House, High Street
Grade II



House. Mid C18. Red Brick with gauged brick dressings and hipped, plain tiled roof. Two storeys with stacks left and right of centre to rear. Plat band over ground floor and modillioned eaves cornice. Five, 12-pane, glazing-bar sashes to first floor under gauged brick heads. Four windows to ground floor. Central panelled door in modillioned, open pediment on Doric pilasters and dossierets. Traceried fanlight over. C19 angle bays to left and right return fronts, C19 extensions to rear.

Summerpool Cottage, High Street
Grade II



House. C16 range at right angles to road, C18 range across the front, restored in C20. Timber framed, clad in whitewashed render, exposed frame on ground floor front range, and plain-tiled roofs, hipped to right hand range. L-shaped plan. Two storeys. Street front:- Offset corbelled end stack to left. Two outer, 3-light windows flanking central, single light window to first floor. Two outer, 2 by 2-light ground floor windows flanking single light window. Rear wing:- Old range with massive, multiple, offset detached stack to centre rear. Hipped roof porch in angle of two wings over door.

The Georgian House, High Street
Grade II



House. Circa 1780. Red and brown brick on sandstone plinth, whitewashed band at two-thirds height. Plain tiled, hipped roof. Two storeys with end stack to right. Two 16-pane glazing bar sash windows to first floor and two to ground floor. Central 6-panel door in pilaster strip surround with traceried transome light and flat hood over. Lower slate roofed shop to left with two 16-pane first floor windows and bowed shop windows below.

The Wheatsheaf, High Street
Grade II



Public House. Late C17 front to earlier core. Timber framed clad in brown brick on rendered plinth, hipped plain tiled roof with end gables. Two storeys with end stack to right, rear stacks and stacks on end of extension to left. Flat lead roofed, ribbed, addition to eaves. Three cambered head, 2-light casement windows and one 3-light casement window on first floor, three, 3-light ground floor windows one under a cambered head. Door of six panels under flat hood. Extension to left with two windows on each floor.

Interior:- Substantial amounts of framing exposed, mostly restored.

Millmead House, Snowdenham Lane
Grade II



Small "Country House". 1904-7 by Sir Edwin Lutyens for Gertrude Jekyll, in mixed Vernacular and Early Georgian classical styles. Coursed and part snecked Bargate sandstone with red brick quoins and dressings, some tile-on-edge decorations over windows and to the eaves, plain tiled roofs, some hipped, sweeping down eaves and hipped out over dormers. L-shaped plan with long wing to left and shorter range to end of forecourt on right. Range to left single storey with attics under two hipped roof dormers with 4-light leaded casement windows. Square ridge stack to left, smaller stack to right and further stack at junction of two ranges. Staggered eaves line with brick-edged break projecting to left end. One small two-light window in break, and two larger 4-light windows to right, each under dormers above, with window between under projecting eaves. Entrance range to right:- Two storeys and attic under hipped roof, leaded casement dormer. Rusticated brick quoins to ends, brick plat band

over tall first floor and moulded brick eaves. Two brick dressed, two-light leaded casement windows to first floor. Door of six panels to centre of ground floor in fine ashlar pedimented surround with scroll brackets. Right hand return front:- Wood framed "Arbor" with lintels set into main wall and resting on wooden columns on pedestals set in wall recesses. Rear:- Two storeys with attics under two hipped roof, leaded casement dormers with panelled end stacks. Rusticated brick quoins to ends and on pilaster piers supporting central segmental open pediment. Plat band over tall ground floor, with four first floor casements tucked under eaves. Four large "cross" windows to ground floor with segmental keystone heads and linking impost bands. Double casement doors to centre of first floor under keystone head with iron-railed balcony on brackets, dropping through plat band. Tall double casement doors to centre of ground floor. House set in garden designed by G. Jekyll.

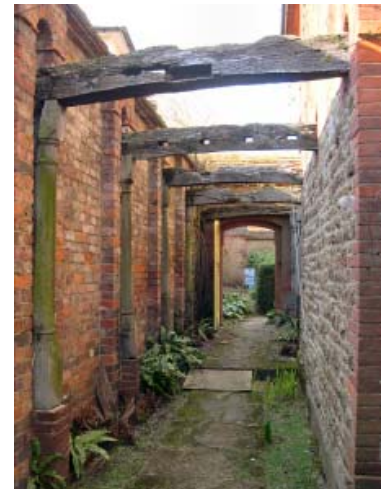
Garden House, Snowdenham Lane
Grade II

Garden house and wall. 1904-7 by Sir Edwin Lutyens for Gertrude Jekyll. Sandstone block with brick dressings and coping, wooden columns to front and hipped pyramidal plain tiled roof. Square plan with side walls curving down to two columns on open front. Arched lunette panel on rear wall with block rusticated piers.

Entrance Walls and Pavilions to Millmead House, Snowdenham Lane
Grade II



Entrance Walls and Pavilions. 1904-7 by Sir Edwin Lutyens for Gertrude Jekyll. Sandstone rubble and blocks on brick plinths with tile coping. Brick quoins to central gateway. Sandstone block with brick dressings and tile hung gable ends to plain tiled roofs on pavilions. Entrance wall with central arched gateway under brick and tile-on-edge panel rising from impost bands with ribbed and studded gate. Two garden pavilions to rear of wall at ends, with steeply pitched roofs. Small leaded casement windows in ends of pavilions and round arched entrances on garden side.



Mole Cottage, Snowdenham Lane
Grade II



Cottage. C17. Timber framed, exposed on left hand return front with whitewashed brick infill, whitewashed rubblestone cladding with brick dressings to ground floor, fishscale tile hanging above, half-hipped plain tiled roof. Two storeys with corbelled multiple ridge stack to left of centre. Three windows to first floor and five leaded windows to ground floor. Door to left end. Wing at right angles to rear.

Millmeadow Cottage, Snowdenham Lane
Grade II



Cottage. C17. Timber framed, underbuilt in whitewashed rubble and brick, some rendered, with brick infill to exposed frame above. Plain tiled roof, half-hipped to left. Two storeys, four framed bays with stack to left of centre. Weatherboarded pentice extension to right end, brick pentice to left end. Three diamond-pane, leaded casement windows to first floor, two windows below. Door to right under flat hood on braces, further door to left hand extension.

Granary in grounds of Stream Cottage, High Street
Grade II (Bowbricks)



Granary. C18. Timber framed, brick infilled below, tile hung above. Hipped, plain tiled roof with "gables" to raised ridge of roof. Square, with diagonal bracing to angle posts. Door of four panels to first floor right. Plank door to centre of ground floor.

Tanhurst, High Street
Grade II



House. Late C18. Red brick with plain tiled roof. Two storeys with front end stacks. Three 12-pane glazing bar sash windows under gauged brick heads to first floor, one similar window to ground floor left. Casement window to ground floor right. Central six-panel door with top two panels glazed in fluted, strip-pilaster surround with modillioned, bowed, cornice over under flat hood.

Grinstead Butchers, High Street
Grade II

House and Shop. Early C19. Whitewashed brick on rendered plinth with hipped, plain tiled roof. Two storeys, with plat band over part of left hand side, end piers and moulded brick eaves. Four 2-light windows to first floor and one blocked-in panel. Two 3-light ground floor windows, one either side of a panelled door surround with shallow flat hood over transome light and door of four fielded panels. C19 shop front to left end with fascia board and blind box over blue and white tiled surround and half-glazed door. Rubblestone and part framed pentice outshot across the rear.

pictures taken in 2004



Edwinns Restaurant (formerly Hollyhocks), High Street
Grade II



House, now restaurant. C17 to rear, re-faced in late C17/C18 on front. Timber framed to rear wing with whitewashed brick underbuild, whitewashed roughcast infill to expose frame above. Whitewashed brick front cladding with plain tiled roof, hipped to front. T-shape plan, older wing at right angles and to rear. Two storeys with plinth and plat band over ground floor. Moulded brick eaves cornice. Four 2-light leaded casement windows to first floor, two C20 double glazed casements to ground floor under plastic canopies. Half-glazed door to centre under similar canopy. Rear wing:- two, first floor and one ground floor casement windows. Door to left of centre in gablet porch.

Birch House and Bramley Lodge, High Street
Grade II



House, now divided. C17, remodelled in 1840. Timber framed, refaced in whitewashed roughcast with plain tiled roofs, some with bands of fishscale pattern and scalloped bargeboards. Two storeys with end stack to left, centre ridge stack and rear stack to right. Outer gabled bays, that to left projecting, with 3-light "cross" casement windows on each floor under label moulding. One similar window to left of centre on first floor and to right of centre on ground floor. Battlemented square porch to re-entrant angle with wing, left of centre. "Gothick" window to right hand side of porch with Y tracery. Half glazed inner door, pointed arched panelled outer doors. Right hand return front:- pointed "cross" window to first floor of left hand gable over 3-light window below. Glazed door to recessed centre in pentice porch projecting from eaves height, with gable dormer jettied over ribbed and arched "Gothick" doors and flanking pointed arched windows. Pentice at right end connects with return wall and gateway with arched throughway under gabled dormer.

**Saddlers and The Corners (formally listed as The Corners), High Street
Grade II**



House, extended and divided. C17, extended to right in C18 and C19. Timber framed, with whitewashed brick infill, whitewashed brick extensions to right and plain tiled roofs. T-shaped plan with C19 cross wing projecting to right end. Two storeys with two stacks to rear, left and right of centre, and rendered, corbelled stack to ridge of cross wing. Two framed bays to left, one C18 framed to right of centre. Three leaded windows to ground and first floors, one sash window to left and to right of centre on ground floor, and one tripartite sash window to each floor of cross wing. Patterned bargeboards above on gabled end. Panelled door, part glazed, to right of centre, further door in right hand return front.

**1 and 2 East Manor Cottages, High Street
Grade II**



Cottages. Late C16, refaced in C18 and remodelled in C19. Timber framed, clad in red and blue chequerwork brick to ground floor left; scalloped tile hanging to upper half of tall first floor, exposed framing, brick infilled, with plain tiled roofs stepping down to right. Two storeys with tall first floor, stacks to rear in centre of No.1 and centre of No.2. plinth and plat band over ground floor of No.1. Two, 2-light, C19 casements to first floor of No.1 and two cambered head ground floor windows below, flanking central 6-panel, part-glazed C19 door. Further arched entrance to left. One 2-light window to first floor of No.2. Two C19 windows to ground floor. Panelled door to right end. Exposed timber frame wing to rear.

East Manor House, High Street
Grade II*



House. Principal range circa 1540, with later C16 and C17 extensions. Timber framed on rendered plinth with whitewashed render infill to exposed frame, some brick cladding to ground floor and plain tiled roofs. Irregular plan with main range to south, gabled cross wing to east end (facing street) and wing to north at right angles. Two storeys with attics in gables. Street front:- Large gable to right with Queen-post truss, and diagonal bracing to first floor. One leaded five-light window to first floor, one three-light and one two-light window on the ground floor. Offset stack to left and large C17 sandstone and brick crow-stepped stack to left end. Single storey screen wall to left of centre with round arched, ribbed and studded door. Left hand return front (Principal front) facing south:- Two storeys, jettied on moulded bressumer to first floor. Four framed bays to left with ogee bracing to first floor. Three leaded casement windows to first floor and two small, square bay windows below with further window between. One four-light window on each floor of gabled bay to right. Door to right of centre at junction with cross wing, massive multiple, corbelled stacks to ridge of rear wing to left. Rear:- Wings project to form courtyard with fine tall, gabled stair vice with decorative half-circle framing. Door to ground floor right with diamond shape framed panel over. Irregular, leaded fenestration above. Interior:- Substantial quantities of framing exposed and deep brick fireplaces. Stop chamfered spinebeams to main rooms. Original spiral central newel stair surviving. Some wall paintings of C16 survive – some on beams and others on canvas attached to walls, including fragments of texts, and floral patterns.

East Manor Garden Wall, High Street
Grade II



Garden Wall. C18, possibly earlier. Sandstone rubble and blocks. Approximately twelve feet high and offset at 2/3rds height. D-section sandstone coping. On rectangular plan enclosing garden and forming prominent feature on street elevation.

The Bedroom Centre, High Street
Grade II



Barn, now shop. C17, extended to left. Timber framed on whitewashed sandstone plinth. Weatherboard cladding and brick to left. Half-hipped, plain-tiled roof. Two large, square bays to ground floor of weatherboarded range with mullioned windows under pentice hoods. Fixed window under eaves to right and casement to first floor left. Door to centre of barn range between windows. Brick range to left with further windows.

Appendix 3 Locally Listed Buildings

1. Jolly Farmer Public House, High Street
2. Bramley Mill
3. Gable Cottage, High Street
4. The Village Hall, Station Road
5. Stone Barn, Hall Road
6. Park Lodge, Horsham Road
7. Animal shed rear of Grinstead's, Horsham Road
8. Bramley Manor, Horsham Road
9. St. Faith's, Station Road
10. Hurst Lodge, Horsham Road
11. Cyprus Cottage, Horsham Road
12. The Firs, Horsham Road
13. The Cottage, Horsham Road
14. Malthouse Cottage, Hall Road
15. The Old Fire Station, Horsham Road
16. Vine House, Horsham Road
17. Bramley Park Court
18. Wharf Cottage, Station Road
19. Raymond House, Station Road
20. Boblak House, Station Road
21. The Coach House, Station Road
22. West Lodge, Snowdenham Lane

Appendix 4 Heritage Features

1. War memorial, High Street
2. Guidepost, High Street
3. Church Pound
4. Wellhead, Summerpool Cottage
5. Garden at Millmead, Snowdenham Lane
6. Water pickup point, High Street
7. Glazed tiles at Grinstead's butchers
8. Dovecote at Bramley Mill
9. Coronation Oak, High Street
10. Entrance Gates, Bramley Manor
11. Clock at Bramley Infants School
12. Clock Tower at Bramley Infants School
13. Cemetery lych gate
14. 'Odo' village sign
15. Wheatsheaf pub sign
16. Old post box, Bramley Business centre
17. Animal pound, Gosden Common
18. Gate adjacent to Saddlers, Horsham Road
19. Pumps and Wellheads at Bramley Lodge
20. Pumps and Wellheads at Springfield Terrace
21. Milestone, Birtley Road
22. Letterbox at Snowdenham Hall